





Design Review Board Staff Report

TO: DESIGN REVIEW BOARD 

FROM: AMY TEMES, SR. PLANNER
(480) 503-6016, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER 
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 13, 2014

SUBJECT: DR14-33, PADS B AND D AT AZ AVE WINCO

STRATEGIC INITIATIVE: Economic Development

To allow for the development of commercial pads within and existing shopping center.

REQUEST

DR14-33, Pads B and D at AZ Ave Winco: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.0 acres located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-33, Pads B and D at AZ Ave Winco: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Barclay Holdings
Name: Colby Fincham
Address: 2390 E. Camelback Rd, #200
Phoenix, AZ 85016
Phone: (602)-224-4151
Email: cfincham@barclaygroup.com

Company: Winco Foods
Name:
Address: 650 N. Armstrong Place
Boise, Id 83704
Phone: (208)-377-0110

BACKGROUND/DISCUSSION

History

Date	Action
<i>March 3, 1987</i>	Planning Commission approved case S054, preliminary plat for Fiesta Tech Master Plan Phase II, for Lots 1-6
<i>September 27, 1994</i>	Council approved case Z94-24 (Ord. No. 894) The Earnhardt Dodge-Fiesta Tech PAD Amend PAD R-4 to I-1 for new car storage and employee parking
<i>September 27, 1994</i>	Planning Commission approved case UP94-09, for Earnhardt Retail car sales, for a 2 year approval period.
<i>January 11, 1996</i>	DRB approved case DR95-60, Earnhardt Dodge, site package.
<i>August 15, 1996</i>	DRB approved case DR96-40, Earnhardt Dodge, Lot 6 Fiesta Tech Center, for site plan, elevations, landscaping, lighting, and grading.
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the lot located south of the site and Desert Lane, Parcel 3, Continental Tech Center
<i>December 10, 1998</i>	DRB approved case DR98-91, Costco Wholesale, on the lot located north of the site.
<i>November 15, 2012</i>	DRB considered case DR12-24, Arizona Avenue Retail Center, on the on the subject site (See Comments from Nov. 15, 2012 DRB Study Session, below).
<i>December 13, 2012</i>	DRB approved DR12-24, Arizona Avenue Retail Center Pad A, anchor, and the primary parking lot on 14.54 net acres.
<i>October 9, 2014</i>	Design Review Board reviewed DR14-33 at Study Session.

Overview

The request is to construct in-line shops on two vacant pads (B and D) within the approved AZ Avenue Winco shopping center site. The overall development proposes a 94,683 sq. ft. grocery store, plus three (approximately 1 to 2 acre) pad sites. The proposed development is coordinated with the Winco site and the proposed Pad C site plan. An Administrative Use Permit application has been submitted to secure shared parking between all pads/users within the overall site plan.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	General Commercial	General Commercial (GC) PAD
South	General Commercial	Desert Lane then General Commercial (GC) PAD
East	General Commercial	Colorado St. then General Commercial (GC)

West	City of Mesa Commercial/Office	Arizona Ave. then Commercial/Office and Multi-Family Residential
Site	General Commercial	General Commercial (GC) PAD,

Project Data Table

Gross Site Acreage	16.99 acres gross, 14.57 acres net
Development Proposal	Development of pads B and D
Zoning	General Commercial (GC) PAD
Buildings	4 (1 Major retail, 3 Pad sites)
Floor Area	114,225 sq. ft. Total Major Retail- 94,683 sq. ft. Pad B- 9,100 sq. ft. Pad C- 2,841 sq. ft. Pad D- 7,475 sq. ft.
Lot Coverage Allowed/ Provided	No Maximum/21% -22%
Building Setback Front (Arizona Ave.) Required	25'
Building Setback Front (Arizona Ave.) Proposed	25' Pad
Building Setback (north) Side to Non-residential Required	20'
Building Setback (north) Side to Non-residential Proposed	20'
Building Setback (east) Side to Non-residential Required	20'
Building Setback (east) Side to Non-residential Proposed	20'
Building Setback (south) Side (street) to Non-residential Required	20'
Building Setback (south) Side (street) to Non-residential Proposed	20'
Building Height Required	45'
Building Height Proposed	28' to top of parapet
Parking Required (based on general retail at 1 sp. 250 sq. ft. of gross floor area)/ Provided	517 Total required/ 517 provided Winco Pad A 379 required/ 379 provided Pad B Restaurant and Retail (43+20) required/ 62 provided Pad C Restaurant 30 required/ 30 provided Pad D 46 Restaurant and Retail (26+20) required/ 46 provided AUP in process for shared parking so that all parking stalls may be shared by all uses on-site.
Open Space Required/ Provided (Net Lot Area)	15% required.

DISCUSSION

Site Plan

The Master Site Plan was approved in DR12-24. The proposed development for Pads B and D is in keeping with the approval. Staff had commented at Study Session regarding Pad B rear store access. An additional sidewalk 3' from the building along the north side was added connecting the parking lot on the east side to the service door access on the west side of the shops.

Landscape

The landscape palette proposed is in keeping with the approved plant materials. Much of the site's landscape is being improved with the Pad A development. As a result, Pads B and D are responsible for the landscape immediately adjacent to the building and in parking lot areas that were not improved with the Winco construction. The plant palettes are consistent.

Additional landscape planters were added to the east sidewalk area of Pad B. This was in response to a comment by the Design Review Board. Also in response to Study Session Comments, additional landscape was added to the east side of Pad D adjacent to the building.

Grading and Drainage

At Study Session, Pad B had proposed five 24" perforated pipes, backfilled with drain rock and wrapped in filter fabric along the north property line beneath landscape that is being installed with Pad A, which would have required the removal of mature buffer landscape. The applicant revised the plans to relocate the underground retention to under the parking lot.

Elevations, Floor Plan, Colors and Materials

The east elevation of Pad B is in keeping with the Winco design, colors and materials. The elevation has vertical and horizontal movement and lots of glass store front. It appears from scaling the images provided that the horizontal change is between 1' and 2'. The vertical change is from 22' to 26' to 28' to top of parapet. The west, rear, elevation has horizontal movement and vertical movement with changes in color and material. With the mature vegetation along Arizona Avenue, there will be limited visibility to the rear of this building. The rear doors will be painted Maryville Brown to blend in and match the adjacent painted CMU.

Pad D's west, front elevation has vertical and horizontal movement with the use of two stucco field colors, one CMU block painted block color, accent trim and metal seam copper color awnings. The side elevations, north and south, reflect the front elevation's colors, materials and parapet heights. The rear, east, elevation is screened by the mature vegetation and new landscape, but it is visible within the site and is designed as a 360 degree building.

Lighting

New site lighting will match the existing parking lot lights. The building lighting depicted is not shown on the elevations and are not approved at part of this submittal.

Signage

Signage is not being approved with this submittal and will be required to submit a Minor Administrative Design Review application. Sign bands are not allowed to be located over architectural details or encroach upon architectural elements.

PUBLIC NOTIFICATION AND INPUT

These two pads are part of an approved overall master site plan. Each pad is less than 5 acres. No Notice of Public Hearing is required by Code.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR14-33, Pads B and D AZ Ave Winco: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the November 13, 2014 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Proposed signage complying with the Land Development Code and shall be approved administratively by Planning Staff prior to submitting for sign permits.
4. Shared parking for the site is contingent upon AUP14-12.

Respectfully submitted,



Amy Temes
Senior Planner

Attachments and Enclosures:

1. Findings of Fact
2. Vicinity Map
3. Aerial Photo
4. Site Plan, Pad Site Plans with Details
5. Landscape
6. Grading and Drainage
7. Elevations
8. Floor Plans
9. Lighting
10. Colors and Materials

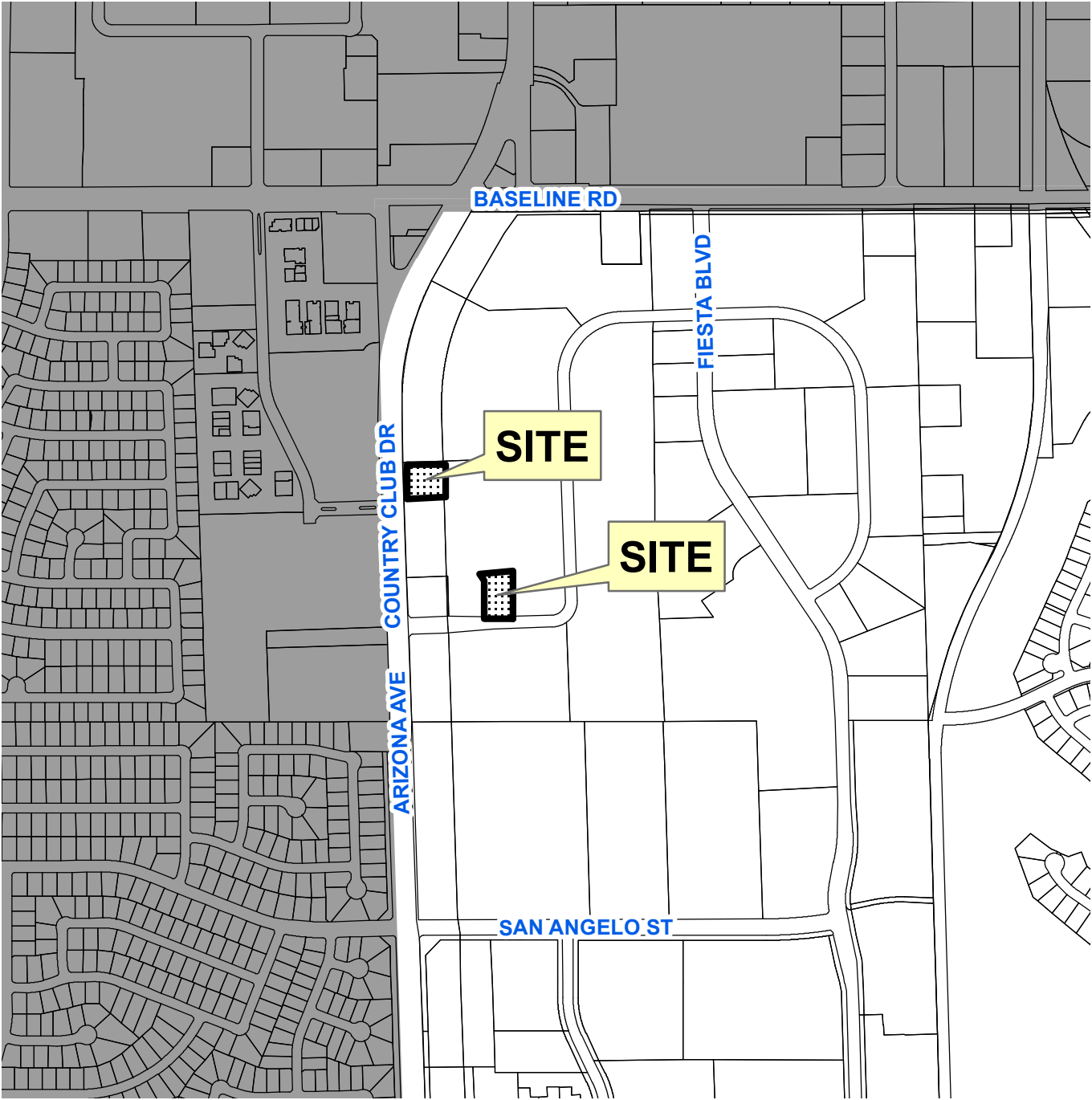
**FINDINGS OF FACT
DR14-33, PADS B AND D AT AZ AVE WINCO**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

DR14-33

Vicinity Map

SITE LOCATION:



■ MESA
□ TOWN OF GILBERT

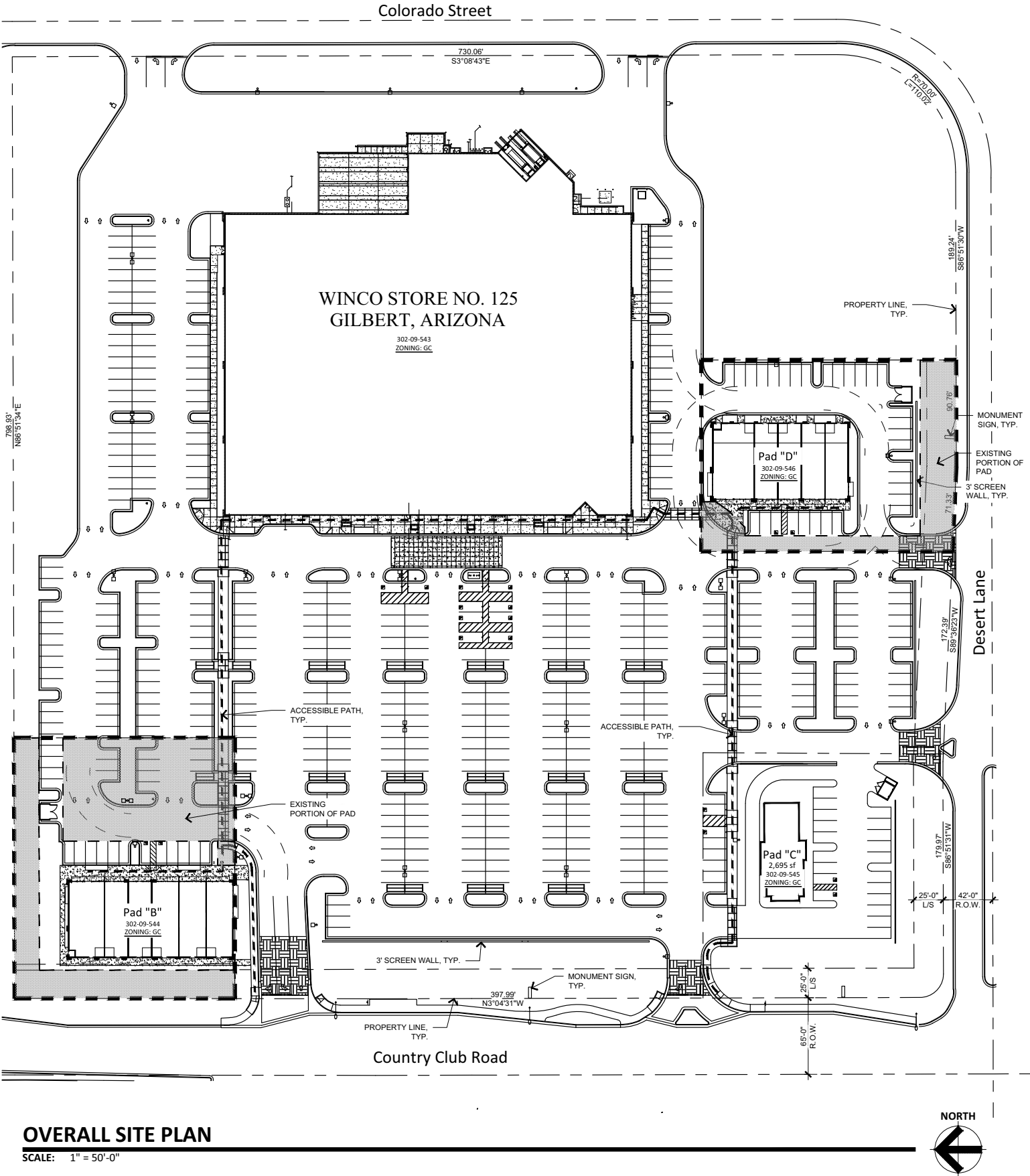
0 290 580 1,160 Feet





GENERAL NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
- A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
- B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
- C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
- A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
- B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
9. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
10. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
- A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
- B. ROUTED UNDER GROUND.
11. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
12. ALL FREESTANDING LIGHT POLES SHALL:
- A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
- B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
- C. BE LOCATED TO AVOID CONFLICT WITH TREES.
13. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
14. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
15. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



PAD B

PARCEL:	302-09-544
EXISTING ZONING:	GC (GENERAL COMMERCIAL)
NET AREA:	41,363 S.F. / .95 ACRES
GROSS AREA:	53,534 S.F. / 1.2 ACRES
BUILDING SQUARE FOOTAGE:	9,100 S.F.
LOT COVERAGE PERCENTAGE:	22%
MAX. BUILDING HEIGHT:	28'-0"

PAD D

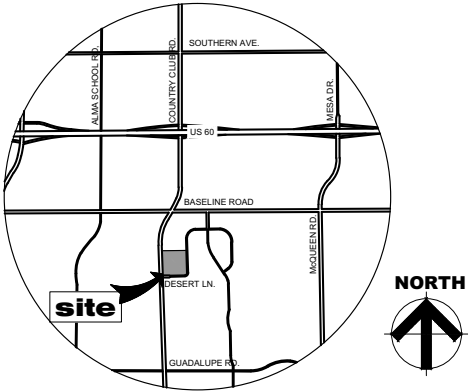
PARCEL:	302-09-546
EXISTING ZONING:	GC (GENERAL COMMERCIAL)
NET AREA:	34,910 S.F. / .80 ACRES
GROSS AREA:	40,011 S.F. / .92 ACRES
BUILDING SQUARE FOOTAGE:	7,475 S.F.
LOT COVERAGE PERCENTAGE:	21%
MAX. BUILDING HEIGHT:	28'-0"

PARKING REQUIREMENTS

PARKING REQUIRED:	
MAJOR A (94,671 S.F.) @ 1/250	377
PAD B (9,100 S.F.) @ 1/250	36
PAD C (2,695 S.F.) @ 1/250	11
PAD D (7,475 S.F.) @ 1/250	30
TOTAL	454
ACCESSIBLE PARKING REQUIRED:	11
ACCESSIBLE PARKING PROVIDED:	18
TOTAL PARKING PROVIDED:	513

DR14-33: Pads B and D AZ Ave Winco
Exhibit 4 - Master Site Plan
November 13, 2014

VICINITY MAP



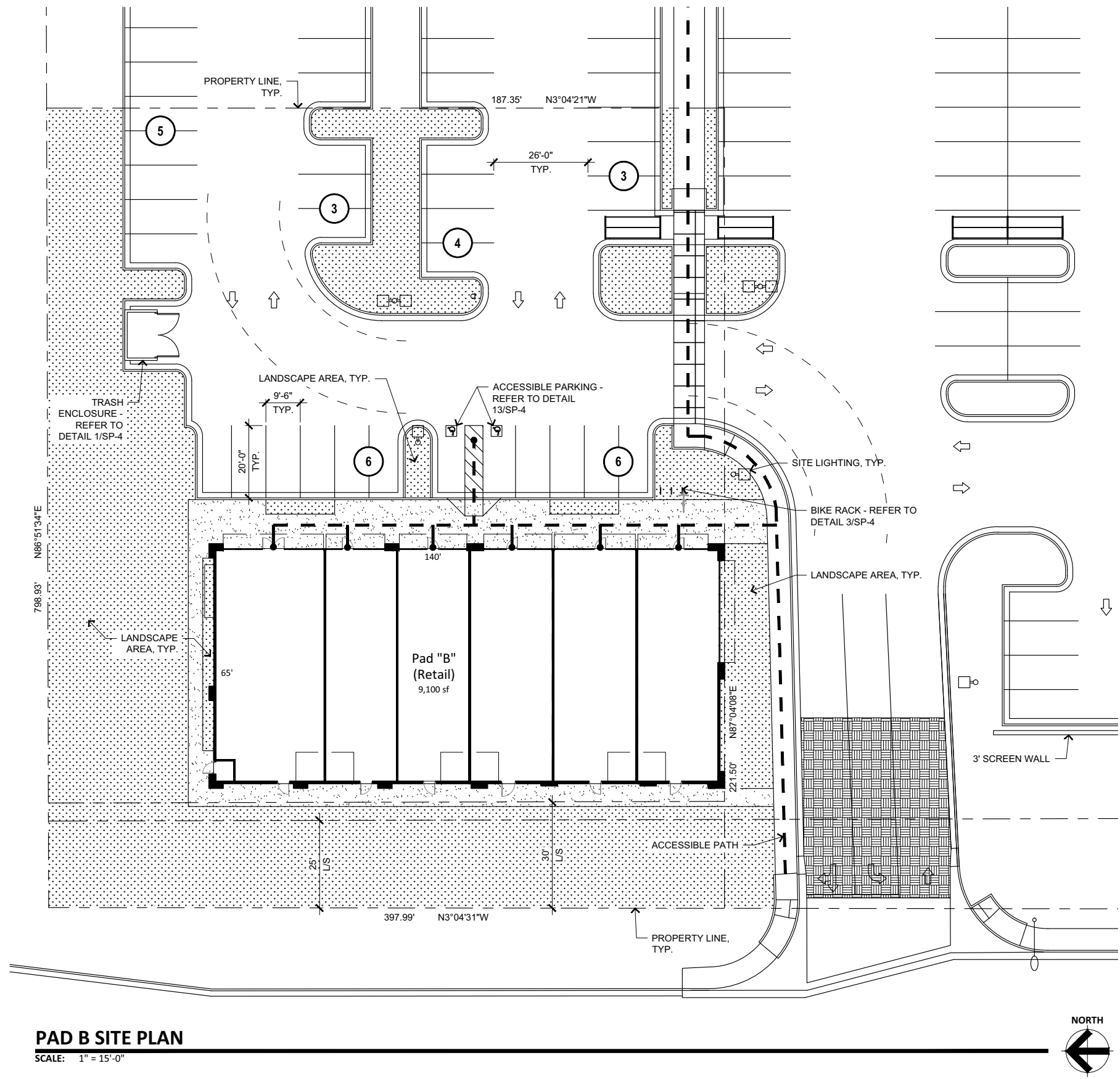
Overall Site Plan (Pad B & Pad D at Winco Gilbert)
1363 N. ARIZONA AVE.
GILBERT, ARIZONA
DATE: 10-22-14 (PRELIMINARY)

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SP-1

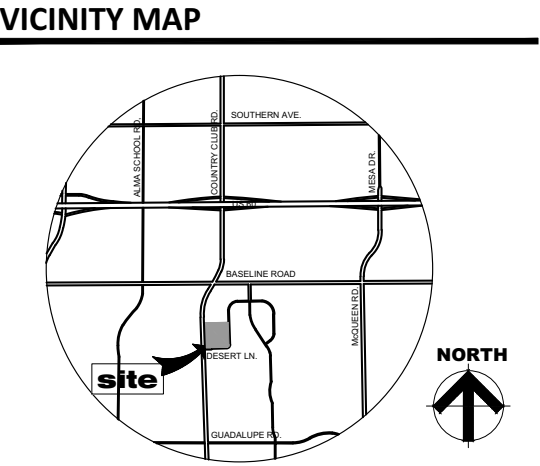
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Pad B Site Plan (Pad B & Pad D at Winco Gilbert)
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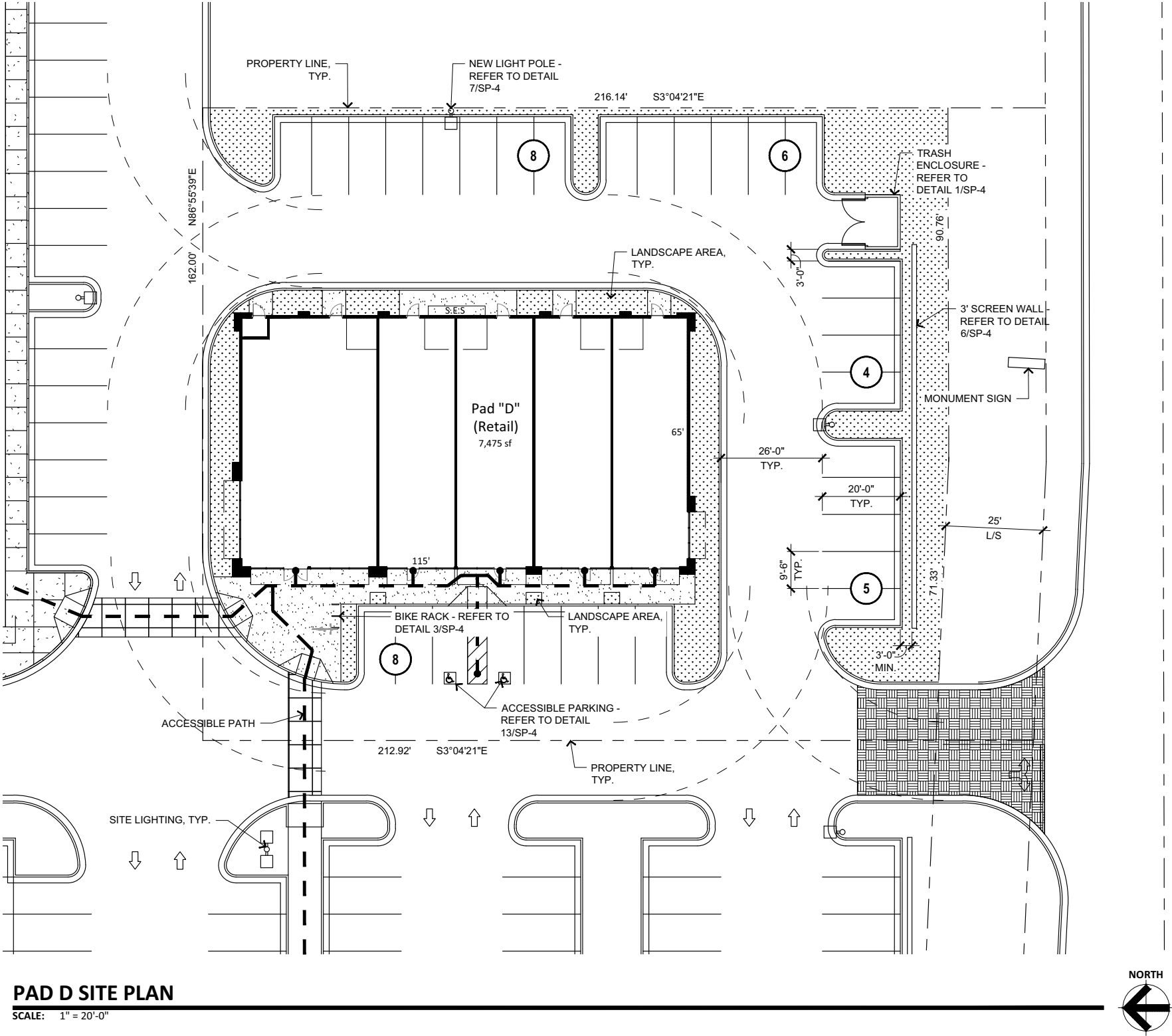


PAD D

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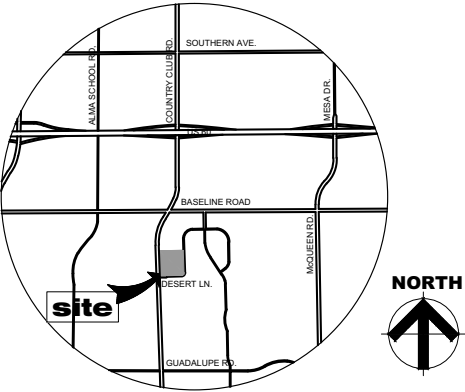
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PAD D SITE PLAN
SCALE: 1" = 20'-0"

VICINITY MAP



Pad D Site Plan (Pad B & Pad D at Winco Gilbert)
1363 N. ARIZONA AVE.
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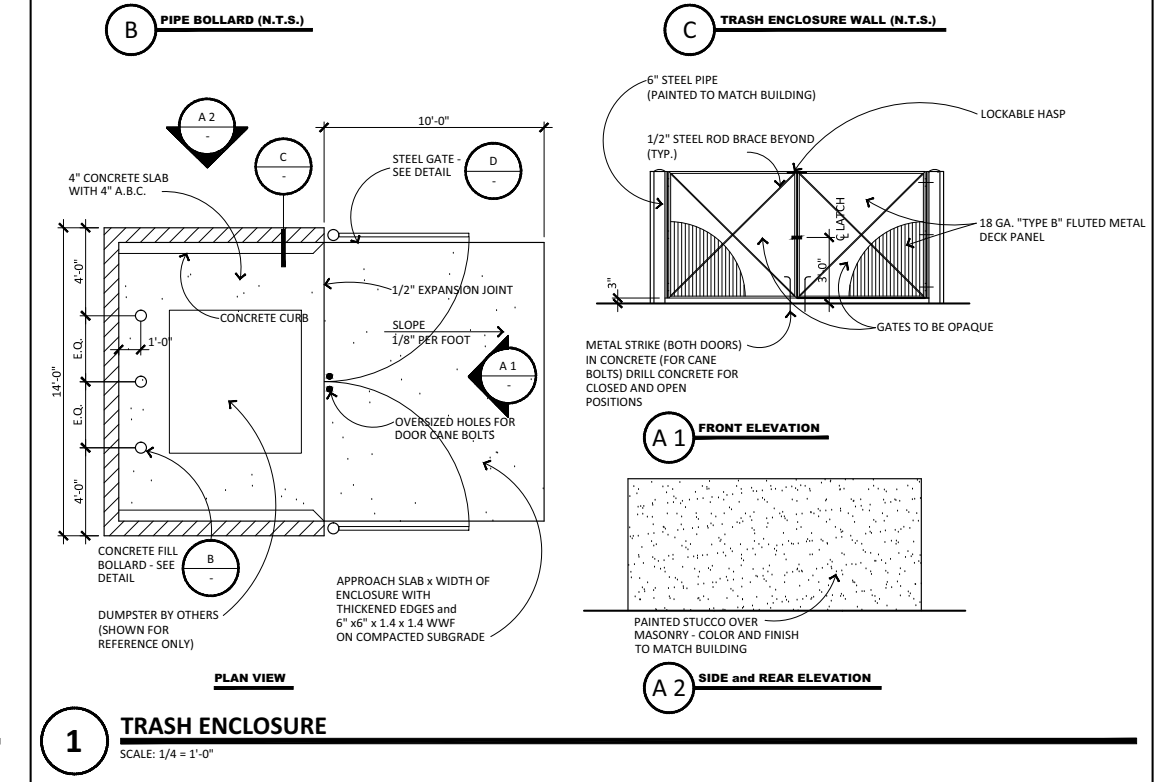
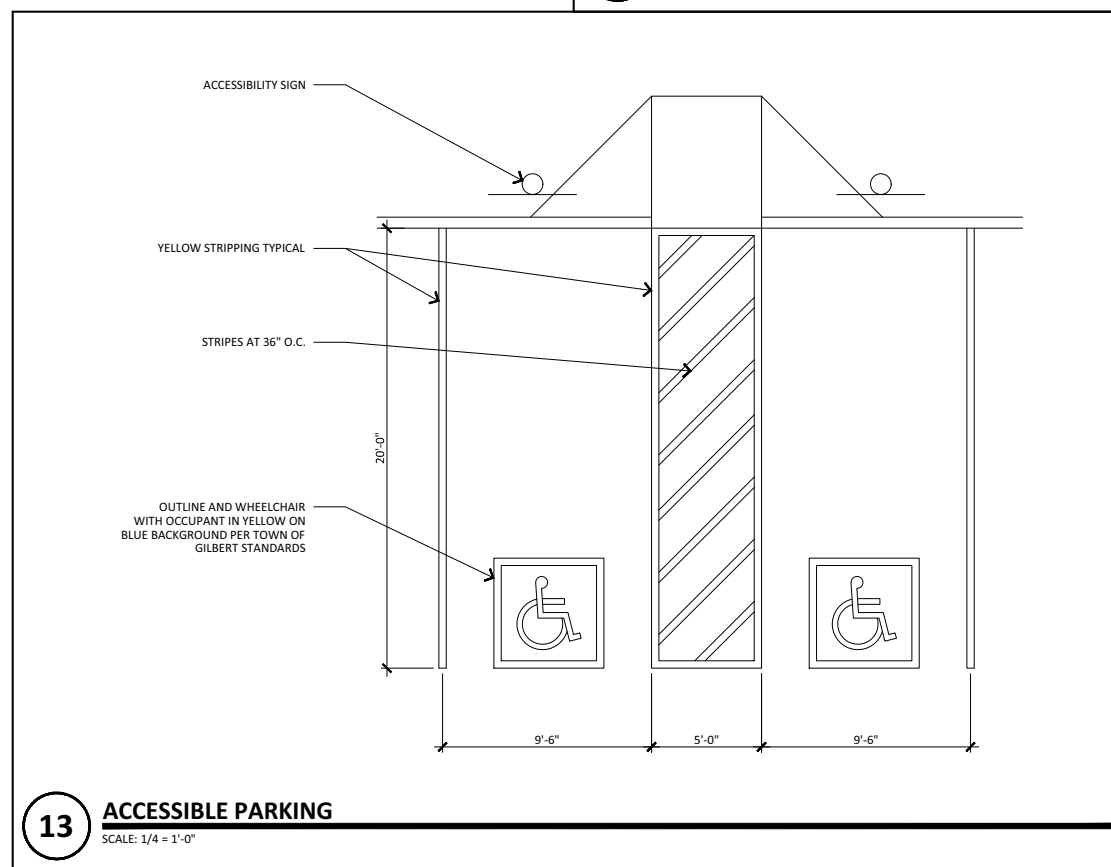
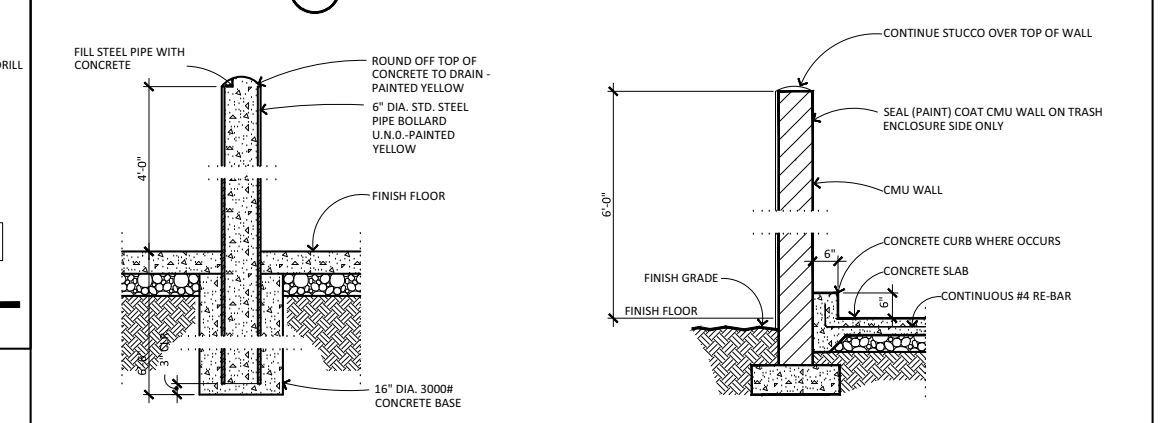
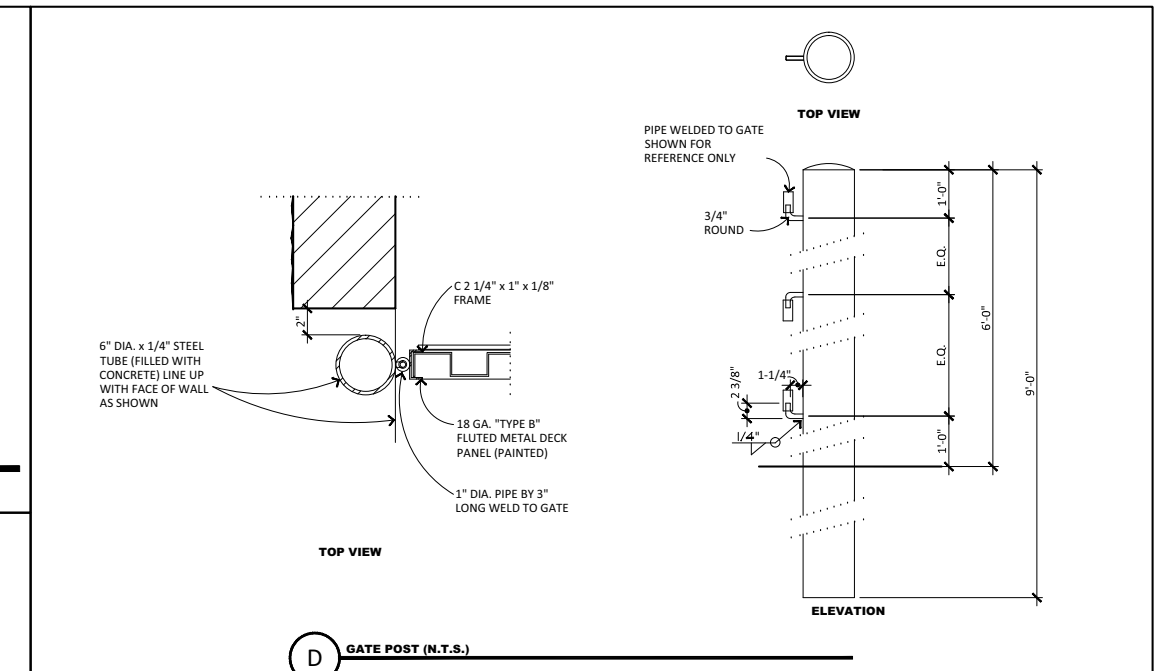
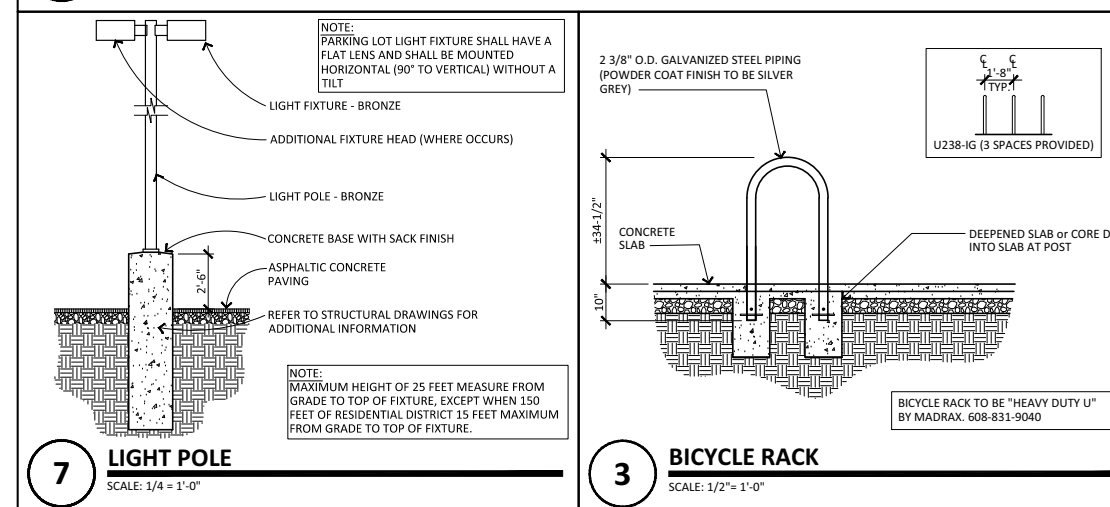
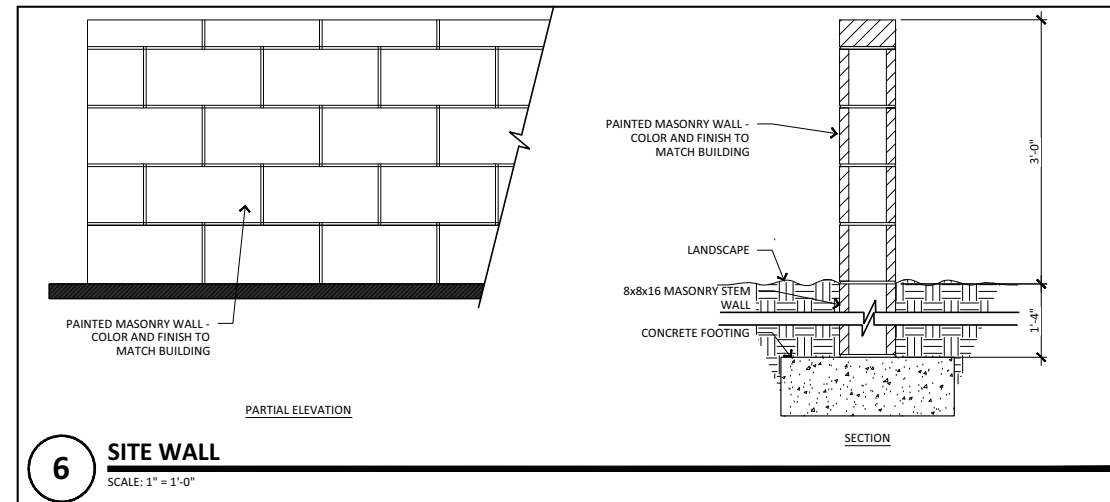


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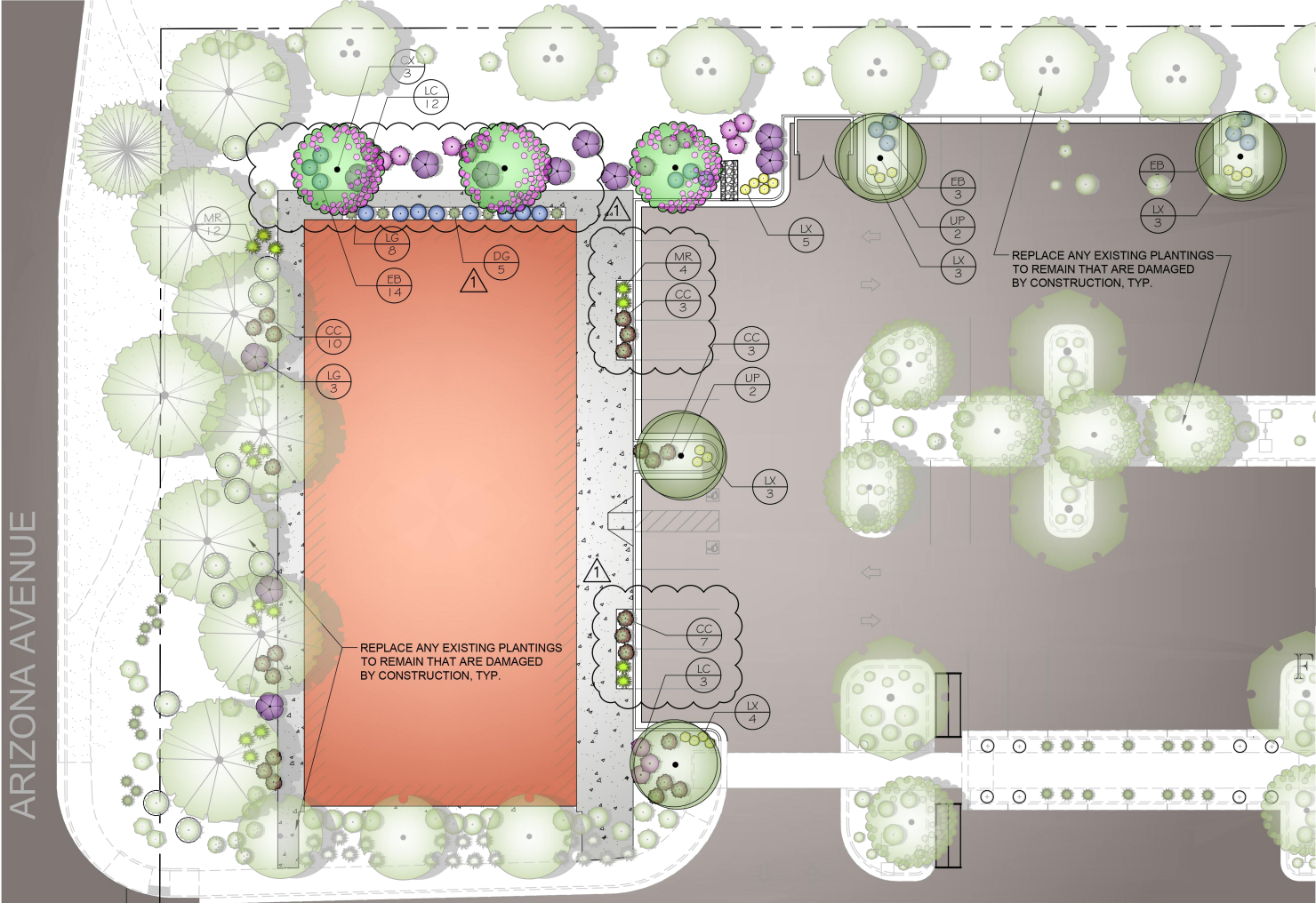
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







ARIZONA AVENUE



PARCEL 'B' PLAN

PLANT SCHEDULE PARCEL B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	4	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX		6' MIN. HT.
	3	X CHITALPA TASHKENTENSIS	CHITALPA TREE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	23	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	@ 4' O.C.	
	5	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	@ 3' O.C.	
	20	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	@ 4' O.C.	
	18	LANTANA X 'NEW GOLD' GROUNDCOVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	@ 2' O.C.	
	15	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	@ 4' O.C.	
	11	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	@ 6' O.C.	
	16	MUHLBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	@ 5' O.C.	

SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXISTING PLANTINGS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING PLANTS AND NOTE ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

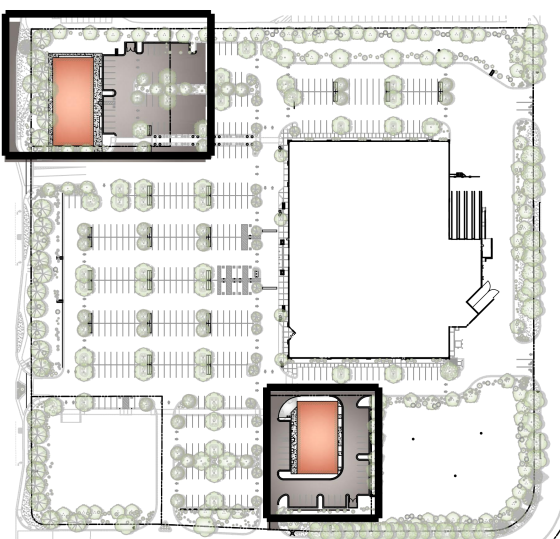
ROCK MULCH NOTES

- ALL NEW LANDSCAPE AREAS SHALL RECEIVE ROCK MULCH TOP DRESS PER THE FOLLOWING SPECIFICATIONS.
- ROCK MULCH SHALL BE 1/2" SCREENED IN COLOR TO MATCH THE EXISTING ROCK MULCH AT THE WINCO SITE, AS AVAILABLE FROM PIONEER LANDSCAPING MATERIALS, INC. 745 N. Gilbert Rd. #124, Gilbert, AZ 85234, 480-926-8200 OR APPROVED EQUAL.
- INSTALL ROCK MULCH AT THE FOLLOWING DEPTHS:
LANDSCAPE ISLANDS - 4" DEPTH
PERIMETER AND OTHER LANDSCAPE AREAS - 3" DEPTH

PLANT SCHEDULE PARCEL D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	2	ACACIA SALICINA	WILLOW ACACIA	24"BOX		6' MIN. HT.
	2	CHILOPSIS LINEARIS 'KATIE'	'KATIE' DESERT WILLOW	24"BOX		6' MIN. HT.
	3	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24"BOX		6' MIN. HT.
	1	PINUS ELDERICA MIN. 7' HT, MIN 1-1/2" CAL.	AFGHAN PINE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	8	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	@ 4' O.C.	
	30	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	@ 3' O.C.	
	16	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	@ 4' O.C.	
	56	LANTANA X 'NEW GOLD' GROUNDCOVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	@ 2' O.C.	
	9	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	@ 6' O.C.	
	15	MUHLBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	@ 5' O.C.	
	14	RUELLIA PENNINSULARIS SHRUB, SPACING VARIES, APPX. 5' O.C.	BAJA RUELLIA	5 GAL	@ 5' O.C.	

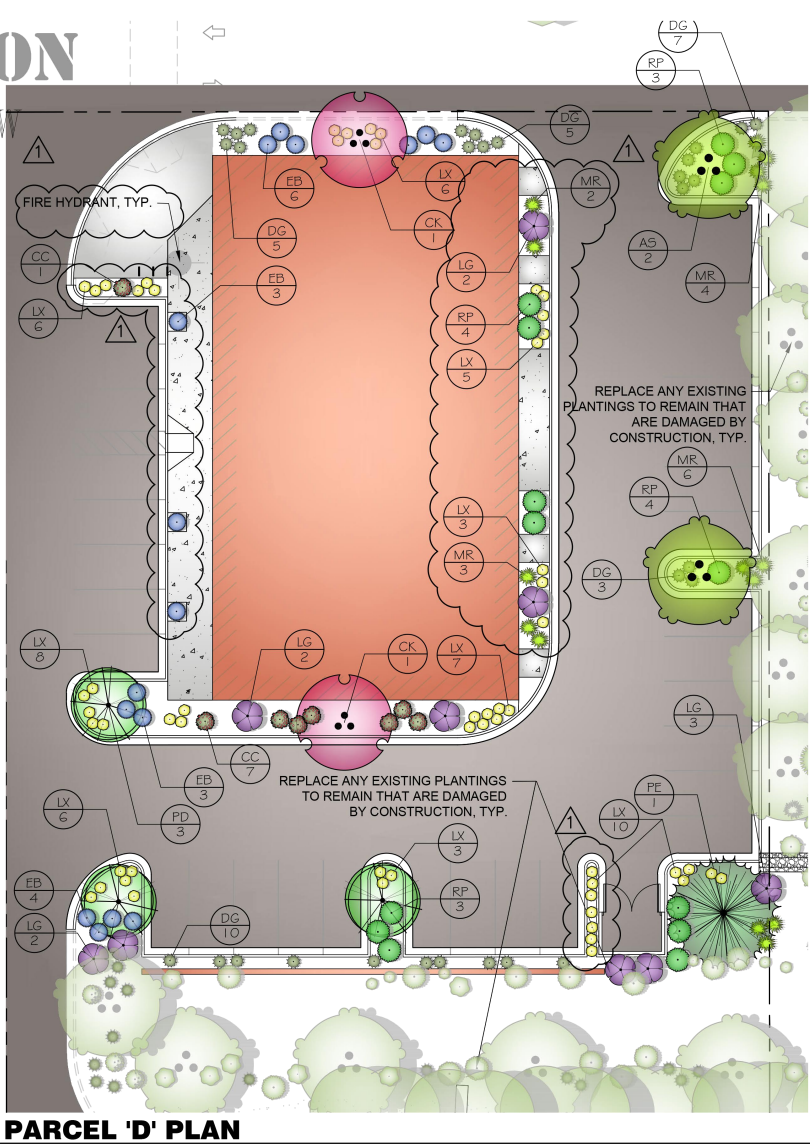
VIEW 1 - PARCEL 'B'



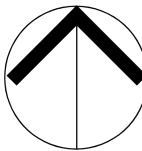
VIEW 2 - PARCEL 'D'

WINCO SITE OVERVIEW PLAN

SCALE: 1"=100'



PARCEL 'D' PLAN



NORTH

SCALE: 1"=20'-0"

DR14-33: Pads B and D AZ Ave Winco
Exhibit 5 - Landscape Plan
November 13, 2014

PRELIMINARY LANDSCAPE PLAN

JEFFREY B. GLANDER & ASSOCIATES, PLLC
Landscape Architecture
Site Planning

sheet

L-1
of 1

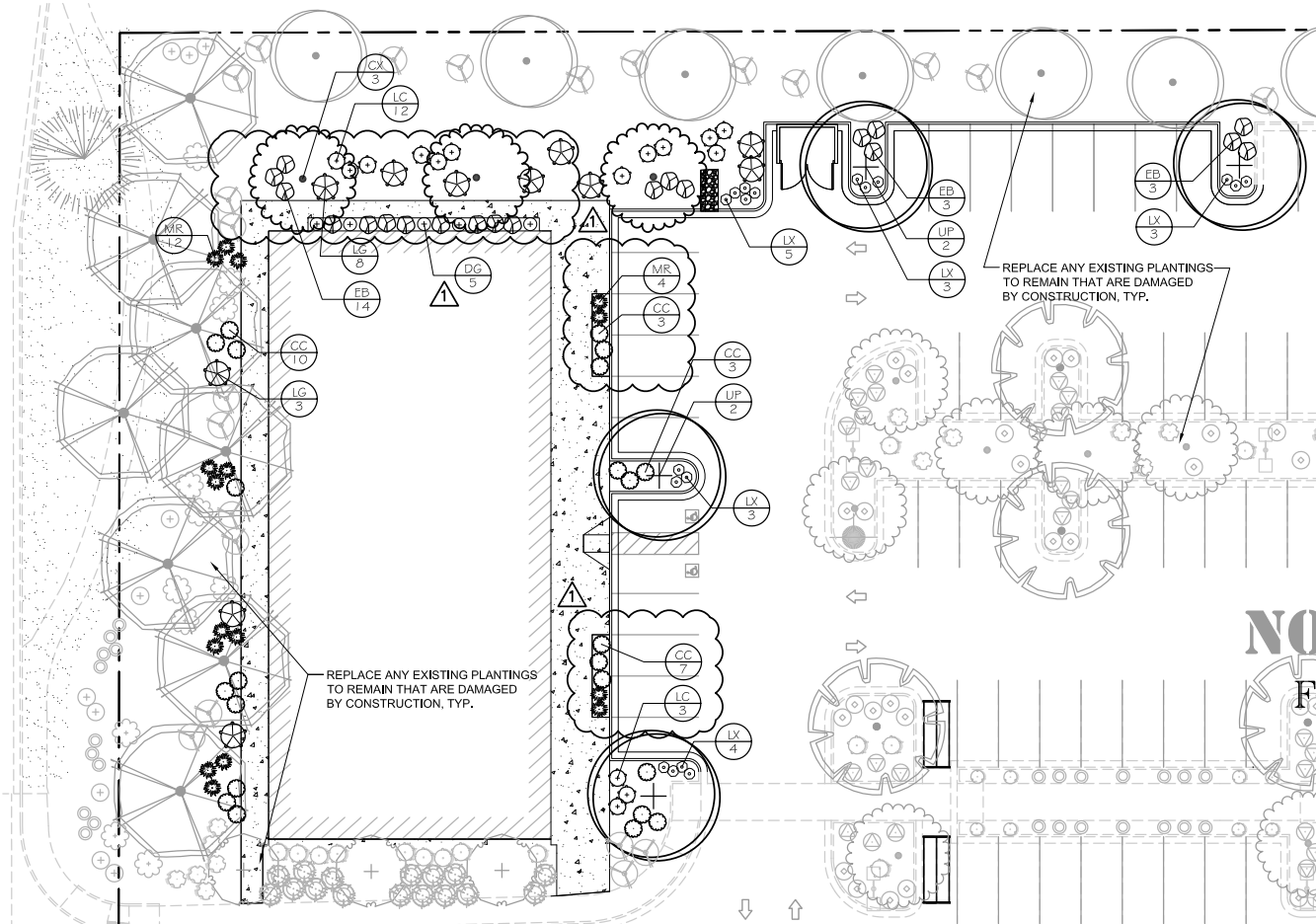
14-0801	job no.	JEM	drawn	JGA	checked	09/15/14	date	revision	no.	date
1	PER TOWN OF GILBERT COMMENTS (jgm)									

ARIZONA AVENUE OUTPARCELS

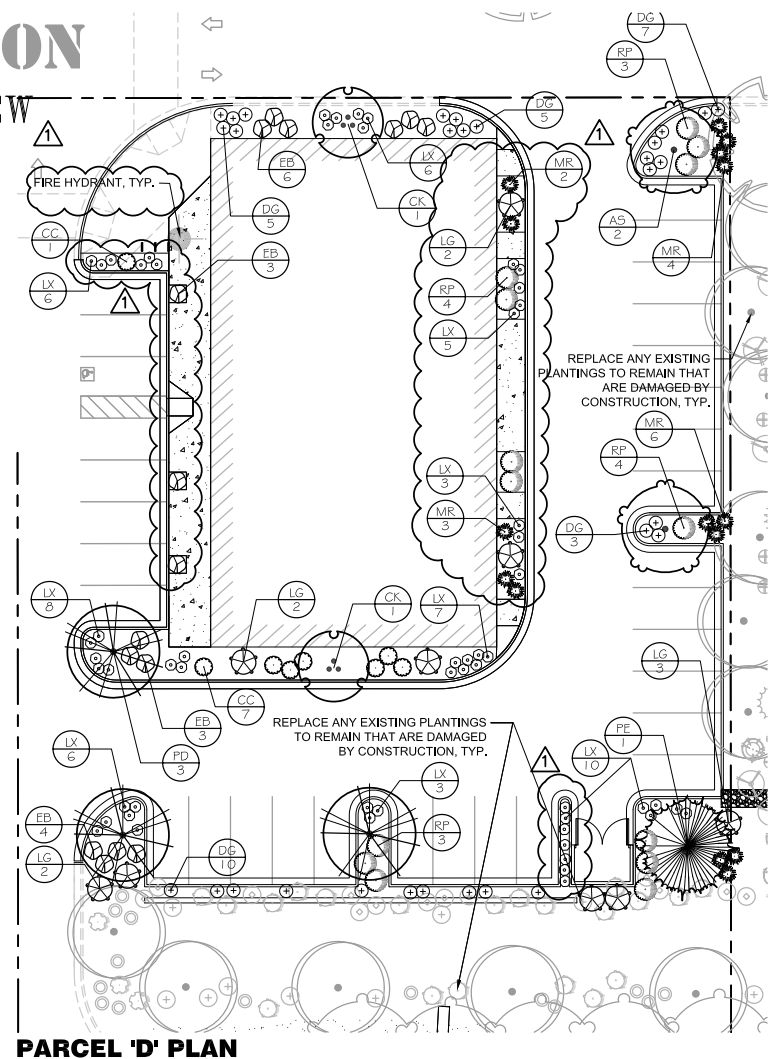
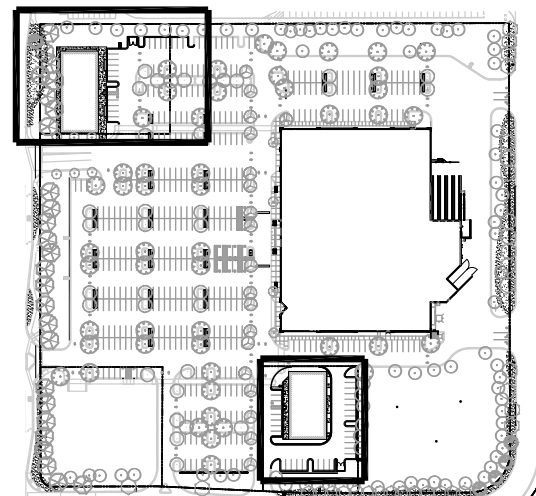
GILBERT, AZ






















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fx. (360) 786-8073
www.jbglandscape.com



PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR TOWN OF GILBERT REVIEW



PLANT SCHEDULE PARCEL B						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	4	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX		6' MIN. HT.
	3	X CHITALPA TASHKENTENSIS	CHITALPA TREE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACINGS	
	23	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	● 4' O.C.	
	5	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	● 3' O.C.	
	20	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	● 4' O.C.	
	10	LANTANA X 'NEW GOLD' GROUNDCOVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	● 2' O.C.	
	15	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	● 4' O.C.	
	11	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	● 6' O.C.	
	16	MUHLENBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	● 5' O.C.	

PLANT SCHEDULE PARCEL D						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	2	ACACIA SALICINA	WILLOW ACACIA	24"BOX		6' MIN. HT.
	2	CHILOPSIS LINEARIS 'KATIE'	'KATIE' DESERT WILLOW	24"BOX		6' MIN. HT.
	3	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24"BOX		6' MIN. HT.
	1	PINUS ELДАРICA MIN. 1" HT., MIN 1-1/2" CAL.	AFGHAN PINE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	7	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	● 4' O.C.	
	30	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	● 3' O.C.	
	16	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	● 4' O.C.	
	50	LANTANA X 'NEW GOLD' GROUND COVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	● 2' O.C.	
	9	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	● 6' O.C.	
	15	MUHLENBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	● 5' O.C.	
	14	RUPELLIA PENNINSULARIS SHRUB, SPACING VARIES, APPX. 5' O.C.	BAJA RUELLIA	5 GAL	● 5' O.C.	

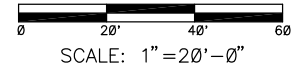
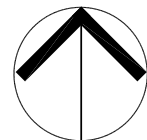
SHEET NOTES

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
 3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
 4. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
 5. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
 6. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXISTING PLANTINGS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING PLANTS AND NOTE ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

ROCK MULCH NOTES

1. ALL NEW LANDSCAPE AREAS SHALL RECEIVE ROCK MULCH TOP DRESS PER THE FOLLOWING SPECIFICATIONS.
2. ROCK MULCH SHALL BE 3/4" SCREENED IN COLOR TO MATCH THE EXISTING ROCK MULCH AT THE WINCO SITE, AS AVAILABLE FROM PIONEER LANDSCAPING MATERIALS, INC. 745 N. Gilbert Rd. #124, Gilbert, AZ 85234, 480-926-8200 OR APPROVED EQUAL.
3. INSTALL ROCK MULCH AT THE FOLLOWING DEPTHS:
 LANDSCAPE ISLANDS - 4" DEPTH.
 PERIMETER AND OTHER LANDSCAPE AREAS - 3" DEPTH

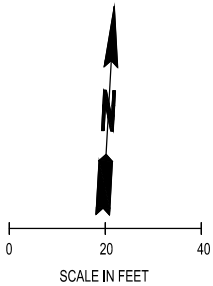
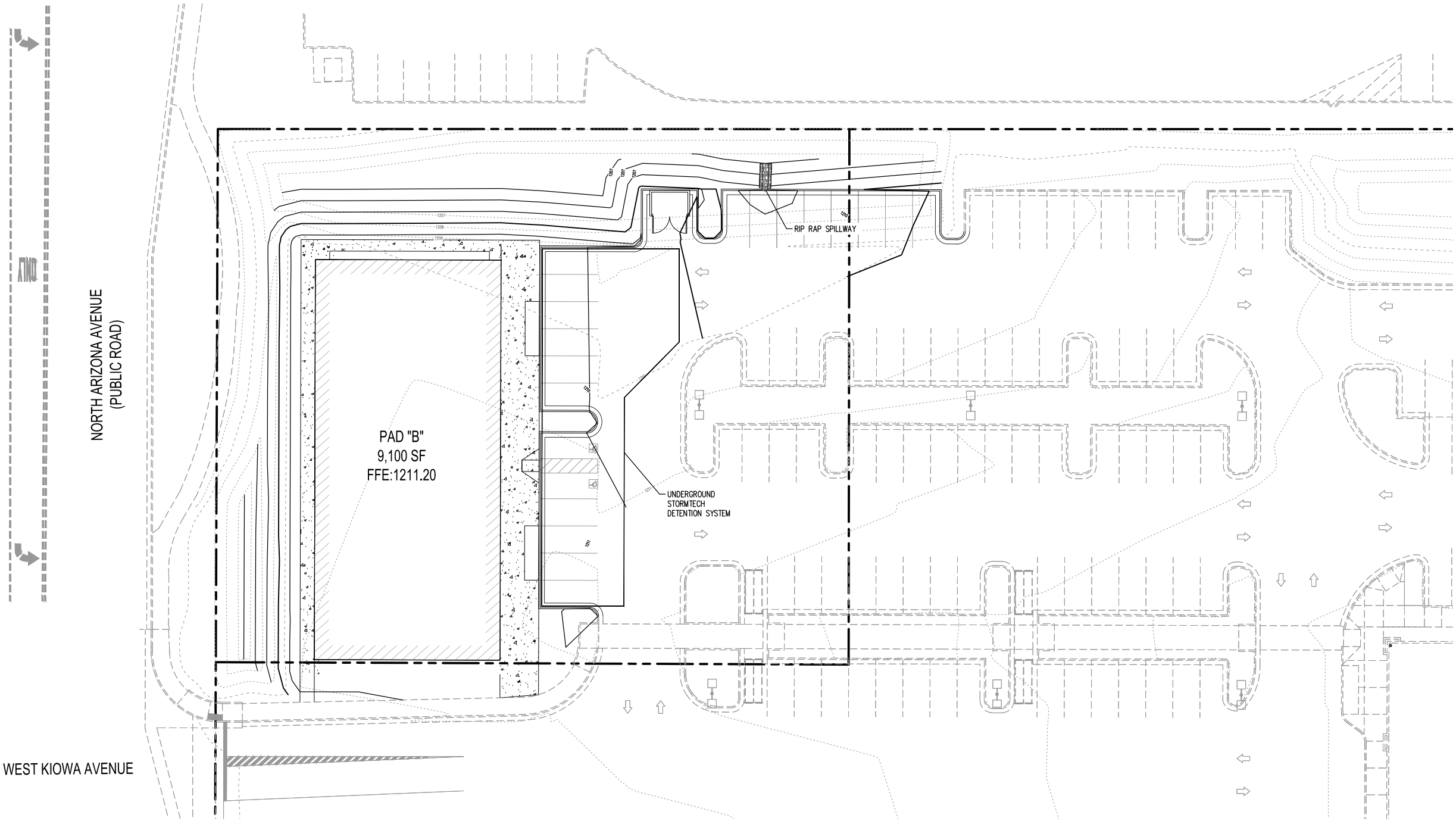
**DR14-33: Pads B and D AZ Ave Winco
Exhibit 6 - Grading and Drainage
November 13, 2014**



JEFFREY B. GLANDER & ASSOCIATES, PLLC
Landscape Architecture Site Planning

14-0801		1	PER TOWN OF GILBERT COMMENTS (µm)	18/22/14
job no.				
JEM				
drawn				
JGA				
checked				
09/15/14				
date		no.	revision	date

SEC. 3, T.1 S., R. 5 E.



- LEGEND
- XX EXISTING MAJOR CONTOUR
 - XX EXISTING MINOR CONTOUR
 - XX PROPOSED MAJOR CONTOUR
 - XX PROPOSED MINOR CONTOUR



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GRADING AND DRAINAGE PLAN

CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

SHEET TITLE:

SEAL:

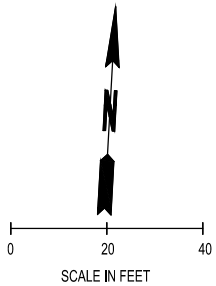
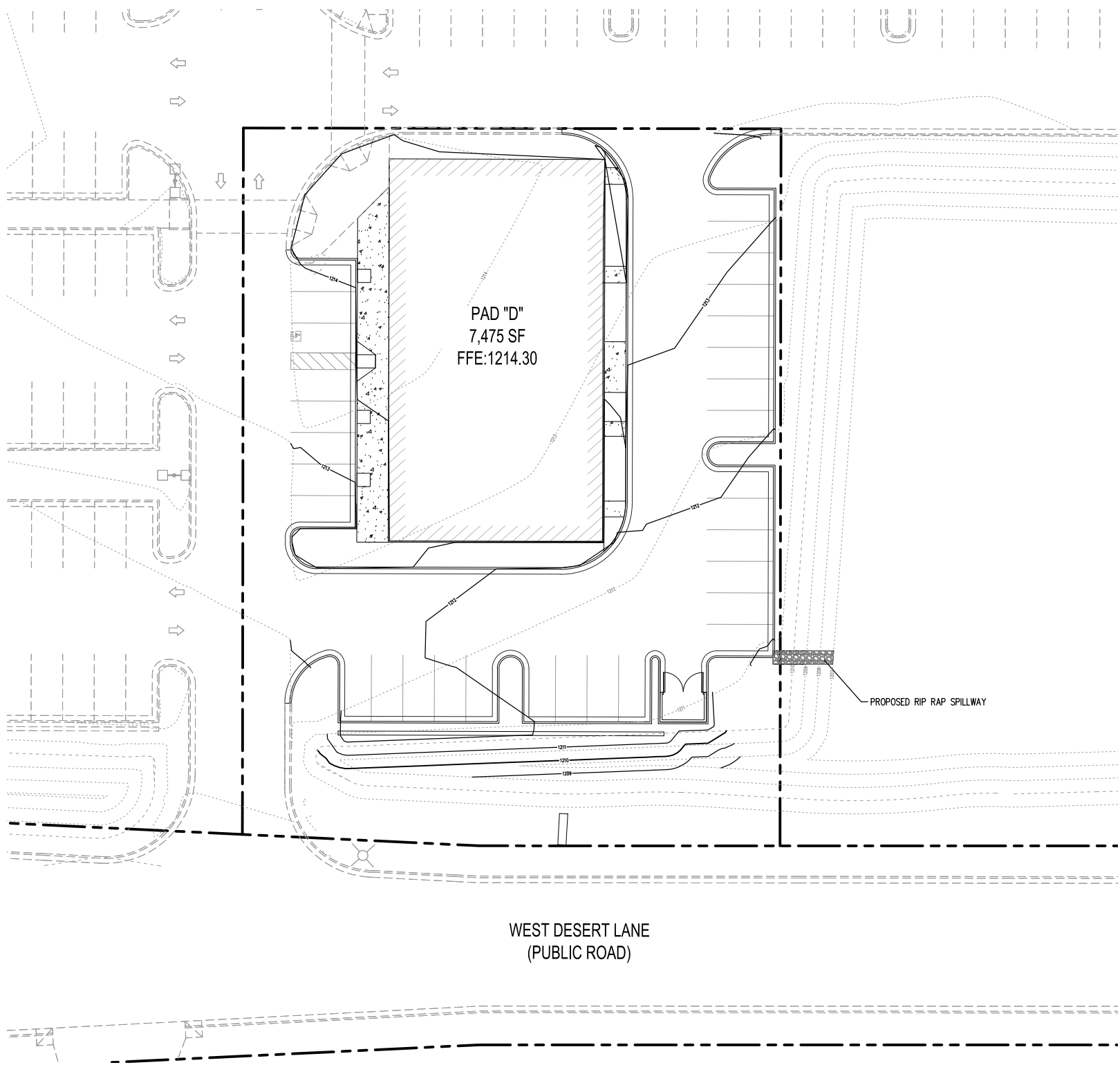


DESIGNER:
T. BRADLEY
DRAWN BY:
L. HURTADO
APPROVED BY:
B. JOHNSON
DATE:
JULY, 2014
JOB No:
1562.01
DRAWING FILE No:
1562.01 CG-01
DRAWING No:
CG-01
SHEET No: # OF ##



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SEC. 3, T.1 S., R. 5 E.



LEGEND

- XX--- EXISTING MAJOR CONTOUR
- XX--- EXISTING MINOR CONTOUR
- XX--- PROPOSED MAJOR CONTOUR
- XX--- PROPOSED MINOR CONTOUR



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GRADING AND DRAINAGE PLAN

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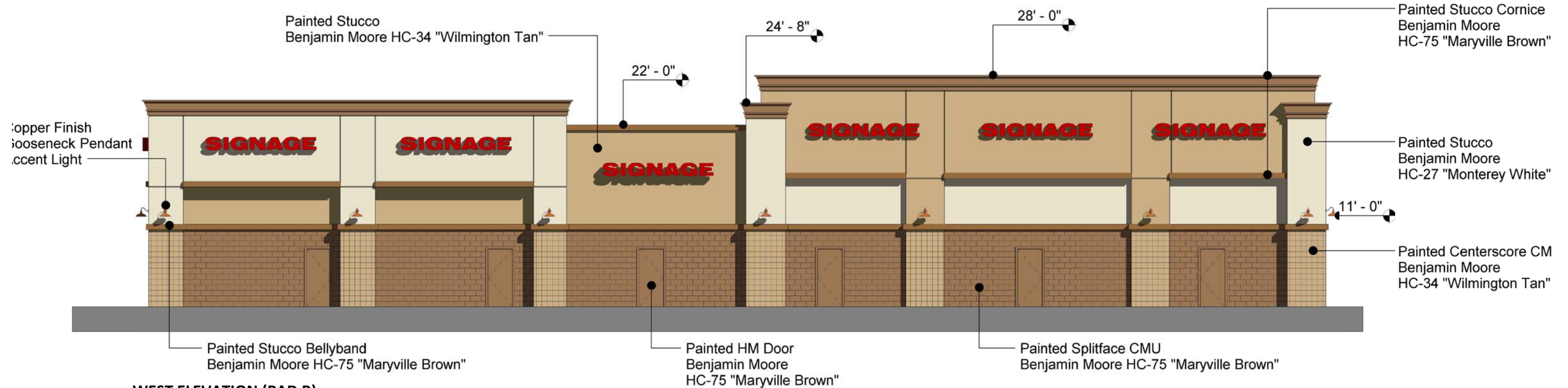
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T. BRADLEY
DRAWN BY:
L. HURTADO
APPROVED BY:
B. JOHNSON
DATE:
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JOB No:
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SHEET No: # OF ##





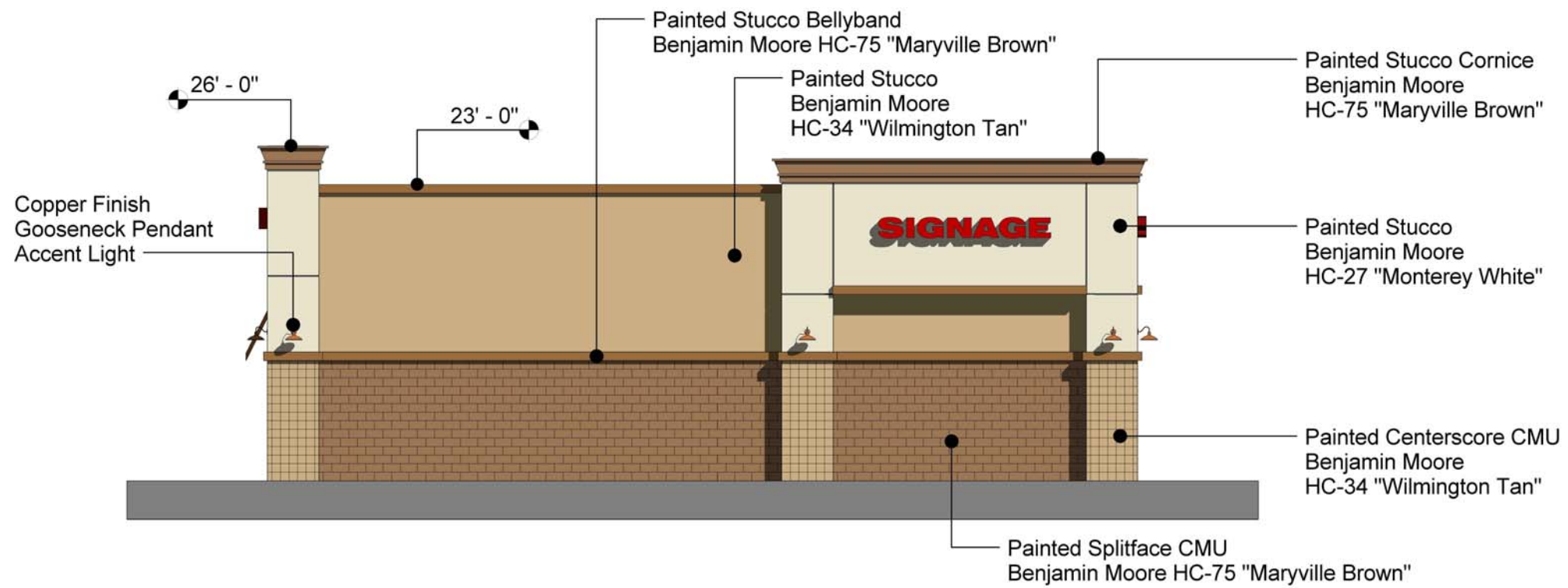
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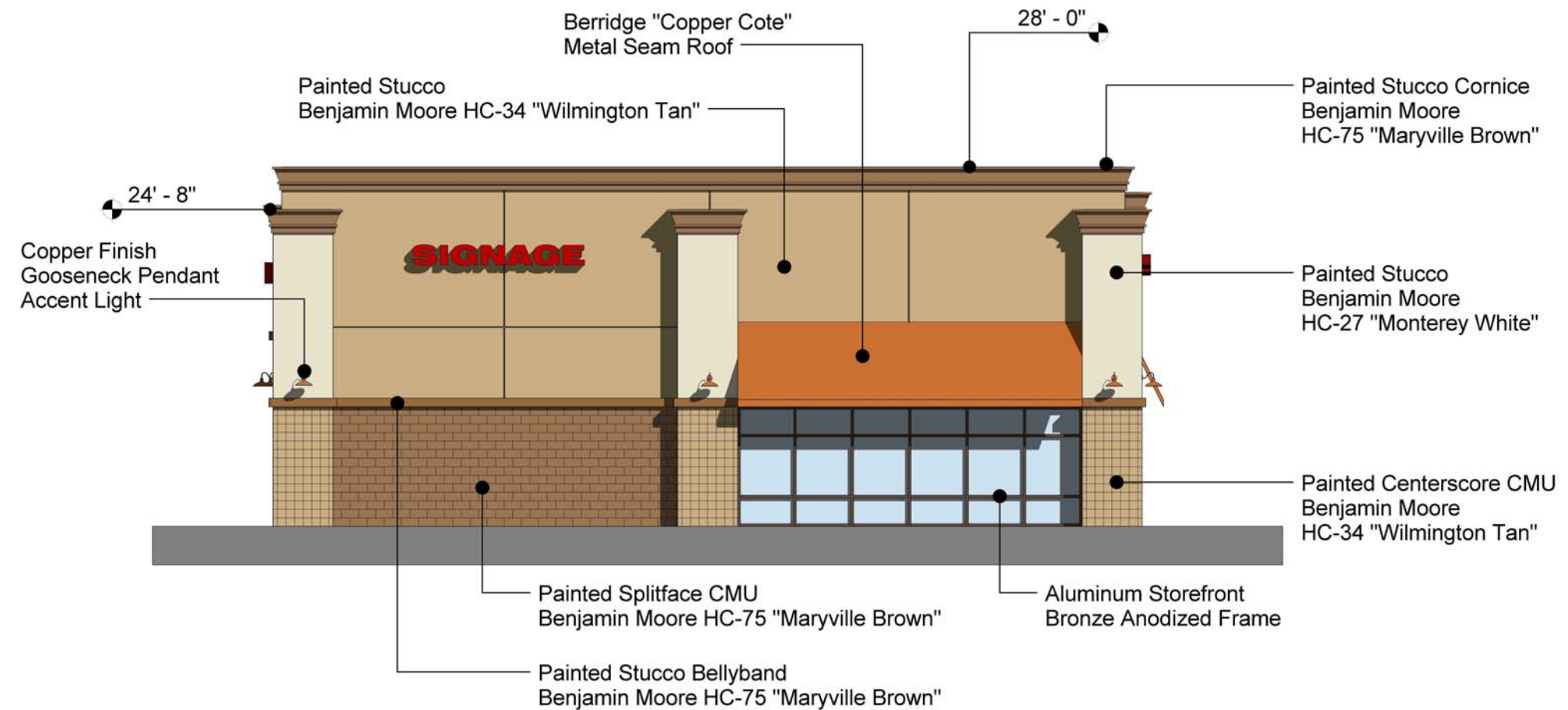
WEST ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"

Elevations (Pad B & Pad D at Winco Gilbert)

1363 N. ARIZONA AVE.
GILBERT, ARIZONA
DATE: 10-22-14 (PRELIMINARY)



SOUTH EAST VIEW (PAD B)



SOUTH WEST VIEW (PAD B)



NORTH EAST VIEW (PAD B)

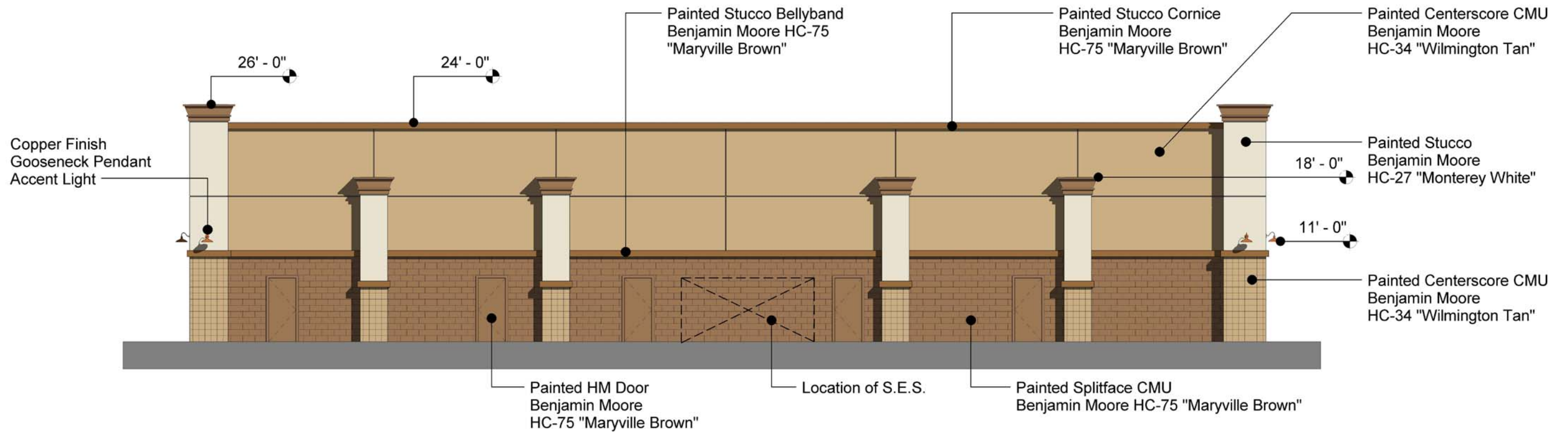


NORTH WEST VIEW (PAD B)



WEST ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"



EAST ELEVATION (PAD D)

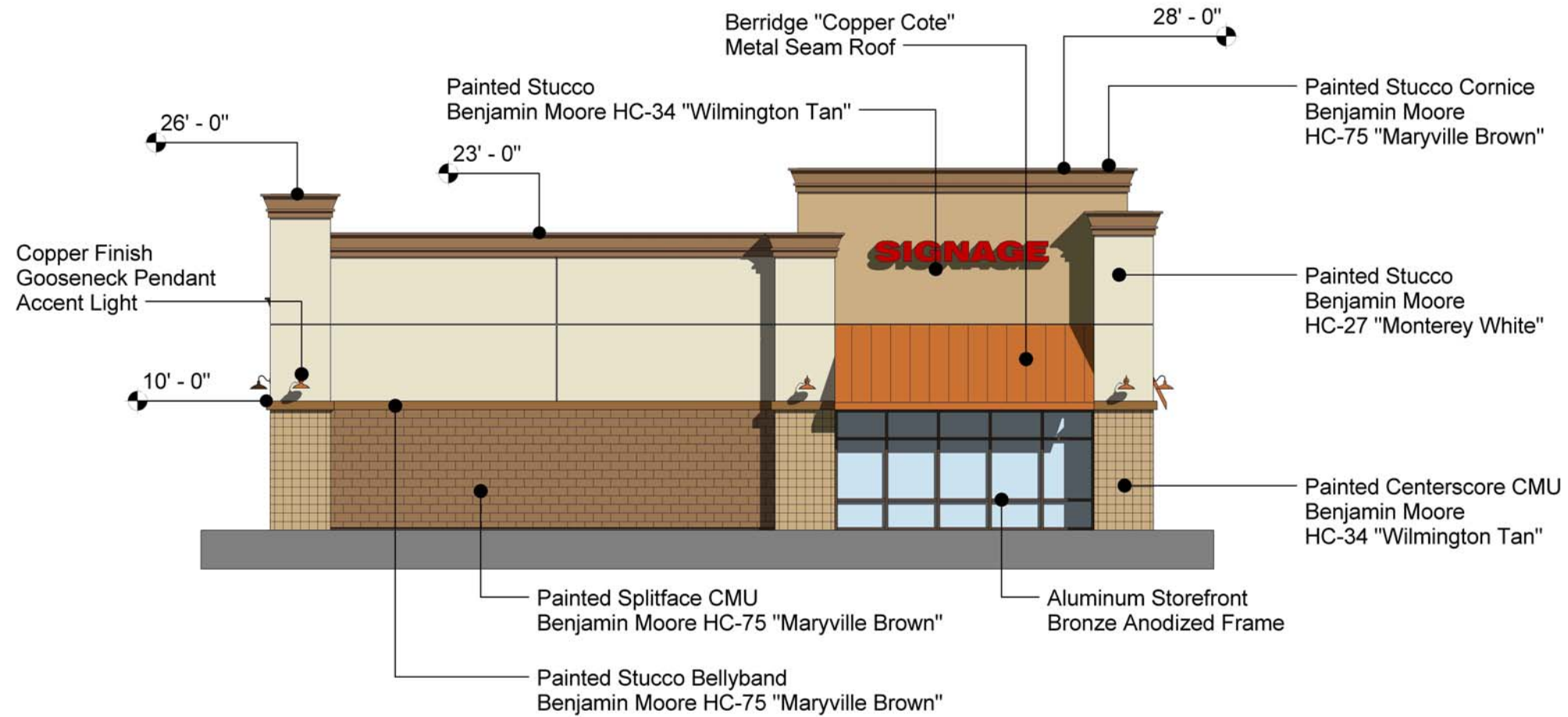
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Elevations (Pad B & Pad D at Winco Gilbert)

1363 N. ARIZONA AVE.
GILBERT, ARIZONA
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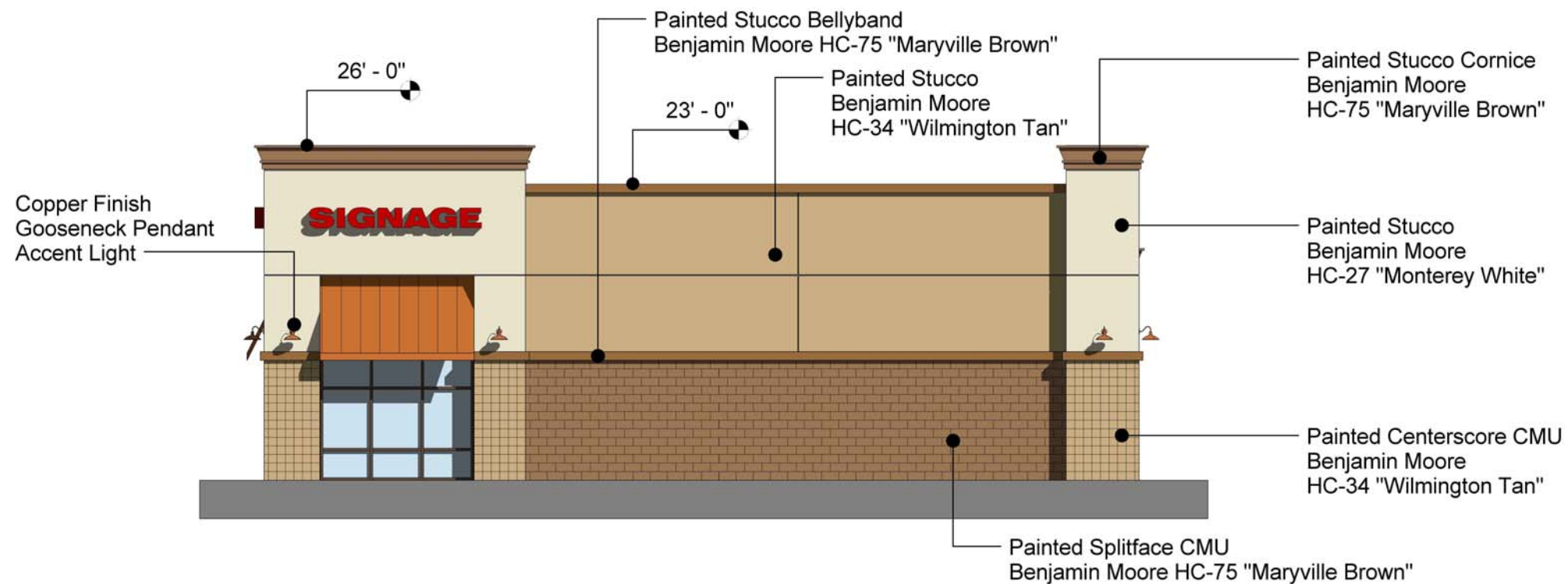
EL-2.0

RKAA# 14057.00



NORTH ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"

Elevations (Pad B & Pad D at Winco Gilbert)

1363 N. ARIZONA AVE.
GILBERT, ARIZONA
DATE: 10-22-14 (PRELIMINARY)

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RKAA# 14057.00



NORTH WEST VIEW (PAD D)



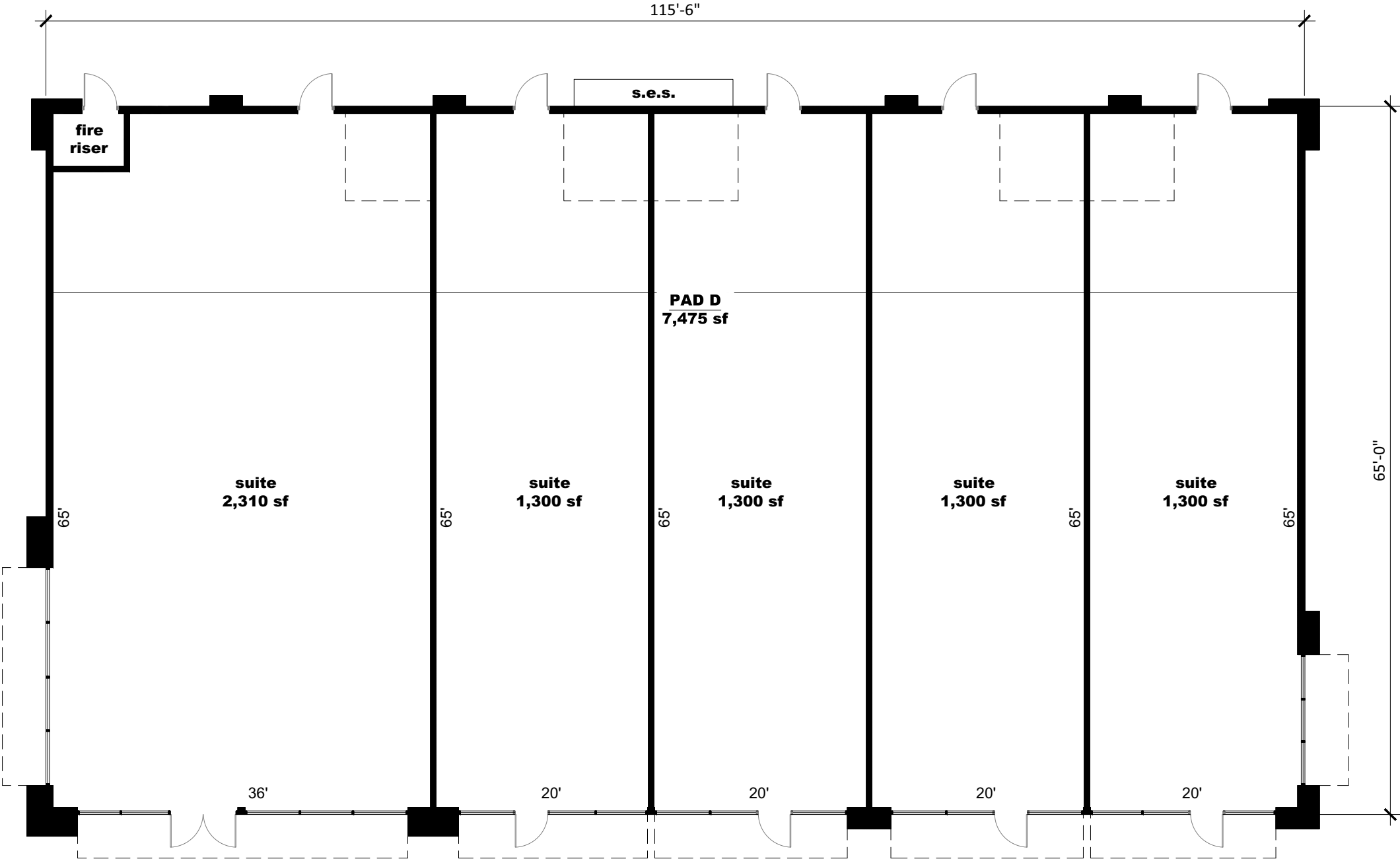
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SOUTH WEST VIEW (PAD D)



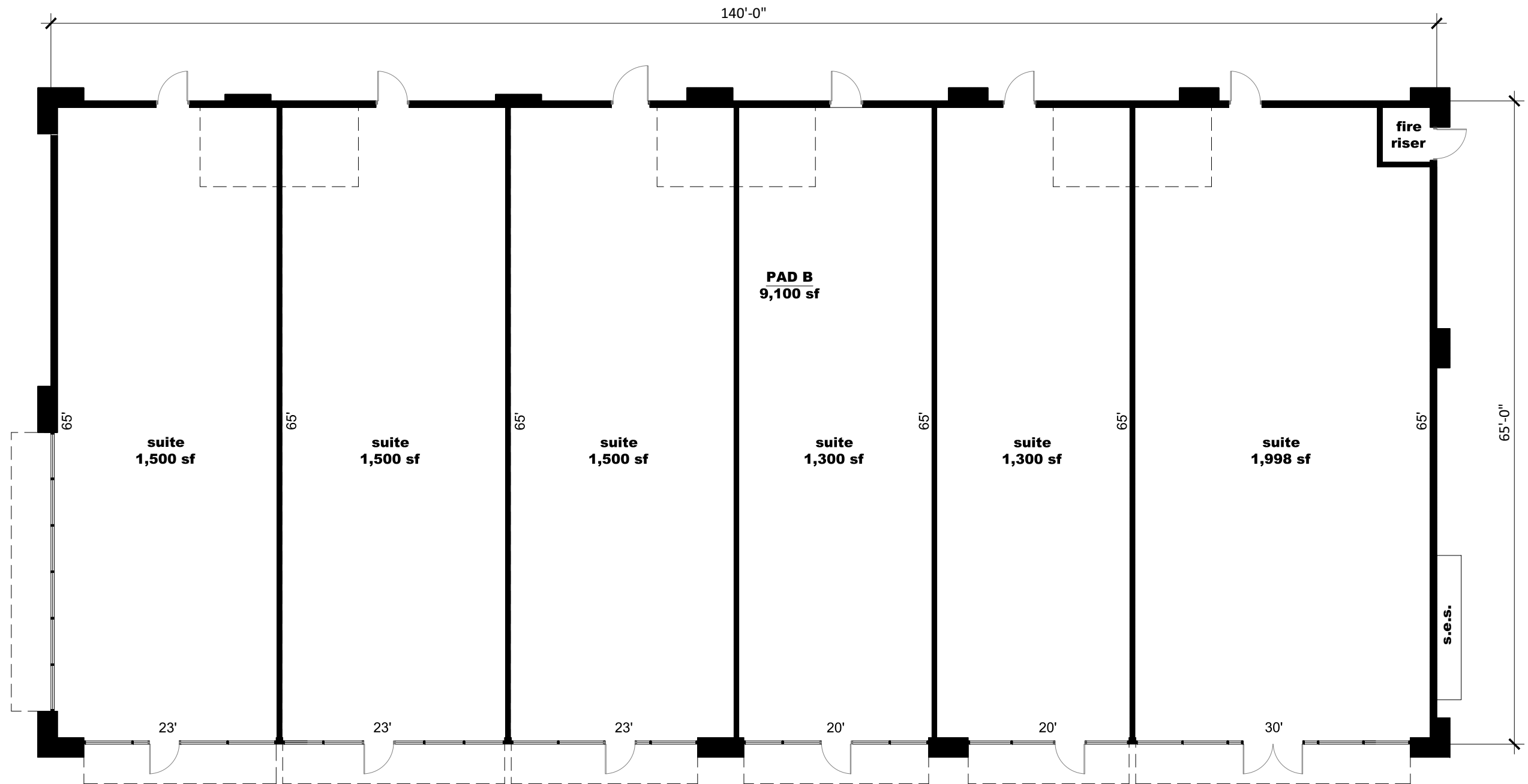
SOUTH EAST VIEW (PAD D)



FLOOR PLAN (PAD D)

SCALE: 3/16" = 1'-0"



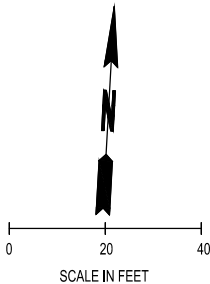
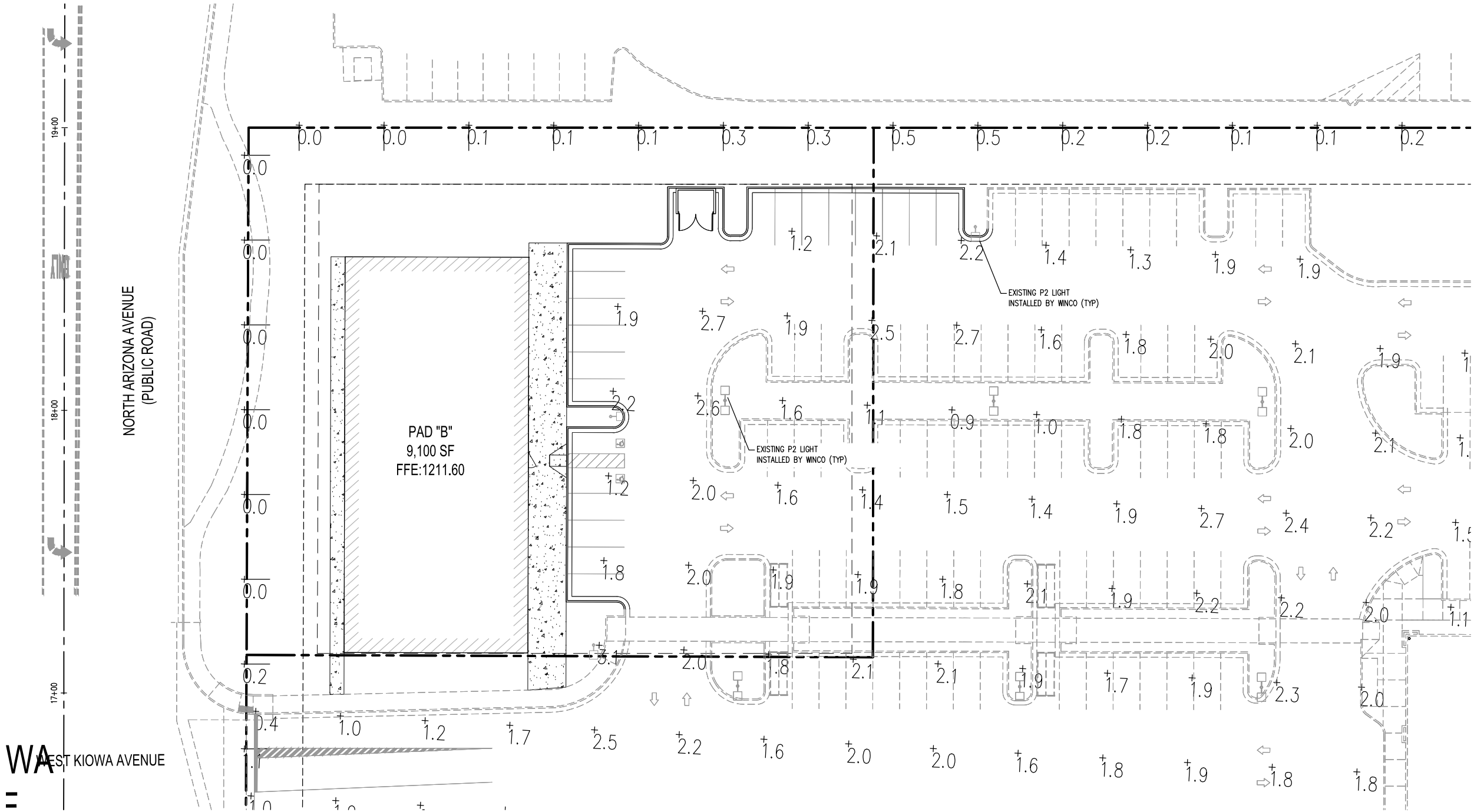


FLOOR PLAN (PAD B)

SCALE: 3/16" = 1'-0"



SEC. 3, T.1 S., R. 5 E.



WA
=

GENERAL NOTES

- 1. VALUES SHOWN IN PARKING/DRIVE AREAS INDICATE CALCULATED HORIZONTAL ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
- 2. VALUES SHOWN AT PROPERTY LINE INDICATE CALCULATED VERTICAL ILLUMINATION LEVEL IN FOOT-CANDLES AT +5'-0" ABOVE GRADE.

KEYED NOTES

- 1. UTILITY COMPANY TRANSFORMER.
- 2. FUTURE LIGHT POLE AND FIXTURE (PHASE 2).
- 3. UTILITY TRANSFORMER SECONDARY CONDUIT AND CONDUCTORS BY ELECTRICAL CONTRACTOR; COORDINATE RACEWAY AND CONDUCTOR REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION.

ELECTRICAL LIGHTING FIXTURE SCHEDULE

CONTRACTOR FURNISHED / CONTRACTOR INSTALLED					
SYMBOL	DESCRIPTION	VOLT-AMP REQUIREMENTS	LAMP REQUIREMENTS	MOUNTING REQUIREMENTS	MFR. & CATALOG NUMBER
P1	SINGLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 3 DISTRIBUTION	292	288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR3-480-RPA-DDBXD
P2	DOUBLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 3 DISTRIBUTION	584	2-288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR5-480-RPA-DDBXD



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PHOTOMETRIC PLAN

CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

SHEET TITLE:

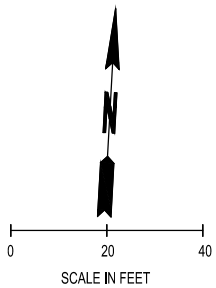
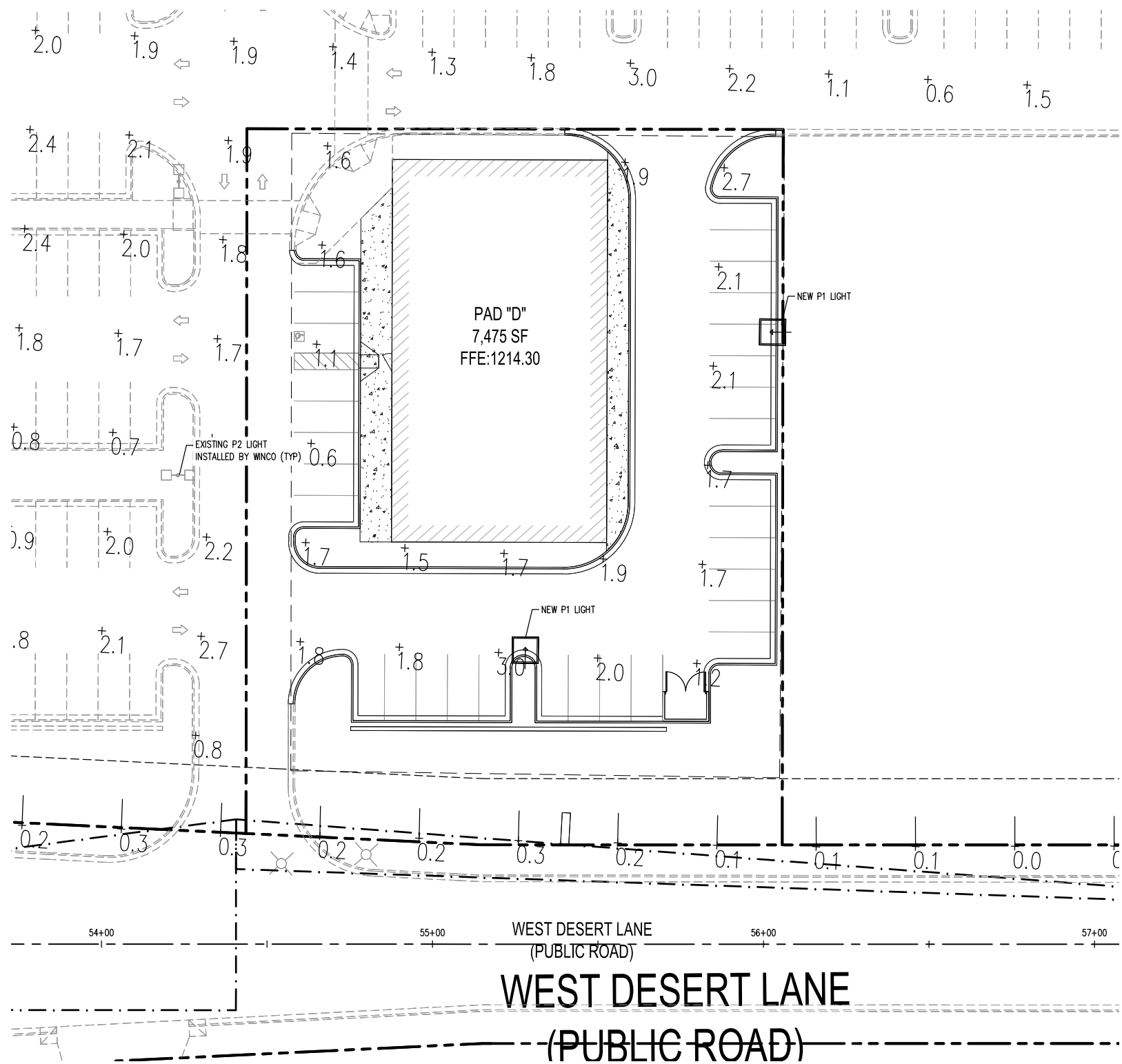
SEAL:



DESIGNER:
T. BRADLEY
DRAWN BY:
L. HURTADO
APPROVED BY:
B. JOHNSON
DATE:
JULY, 2014
JOB No:
1562.01
DRAWING FILE No:
1562.01 CG-01
DRAWING No:
IL-01
SHEET No: # OF ##



SEC. 3, T.1 S., R. 5 E.



LEGEND

- XX--- EXISTING MAJOR CONTOUR
- XX--- EXISTING MINOR CONTOUR
- XX--- PROPOSED MAJOR CONTOUR
- XX--- PROPOSED MINOR CONTOUR

GENERAL NOTES

- VALUES SHOWN IN PARKING DRIVE AREAS INDICATE CALCULATED HORIZONTAL ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
- VALUES SHOWN AT PROPERTY LINE INDICATE CALCULATED VERTICAL ILLUMINATION LEVEL IN FOOT-CANDLES AT +5'-0" ABOVE GRADE.

KEYED NOTES

- UTILITY COMPANY TRANSFORMER.
- FUTURE LIGHT POLE AND FIXTURE (PHASE 2).
- UTILITY TRANSFORMER SECONDARY CONDUIT AND CONDUCTORS BY ELECTRICAL CONTRACTOR; COORDINATE RACEWAY AND CONDUCTOR REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION.

ELECTRICAL LIGHTING FIXTURE SCHEDULE

CONTRACTOR FURNISHED / CONTRACTOR INSTALLED					
SYMBOL	DESCRIPTION	VOLT-AMP REQUIREMENTS	LAMP REQUIREMENTS	MOUNTING REQUIREMENTS	MFR. & CATALOG NUMBER
P1	SINGLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 5 DISTRIBUTION	292	288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR3-480-RPA-DDBXD
P2	DOUBLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 5 DISTRIBUTION	584	2-288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR5-480-RPA-DDBXD

PHOTOMETRIC PLAN

CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

SHEET TITLE:

SEAL:

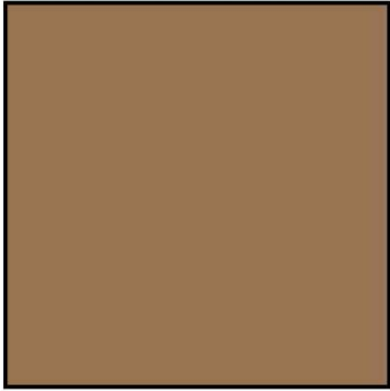


DESIGNER:
T. BRADLEY
DRAWN BY:
L. HURTADO
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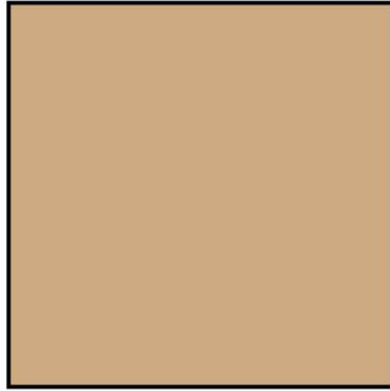


REVISIONS	DATE	BY

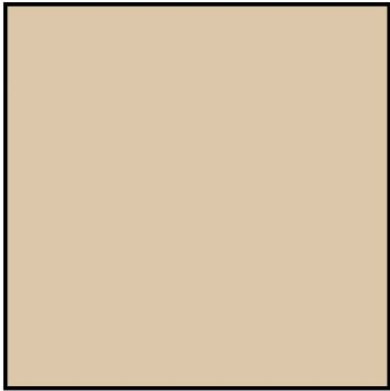
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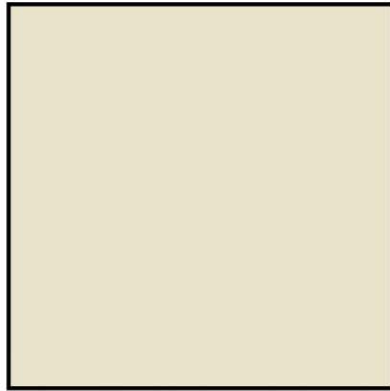
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Color: Maryville Brown
Specify #: HC-75



Paint Color To Match:
Manufacturer: Benjamin Moore
Color: Wilmington Tan
Specify #: HC-34



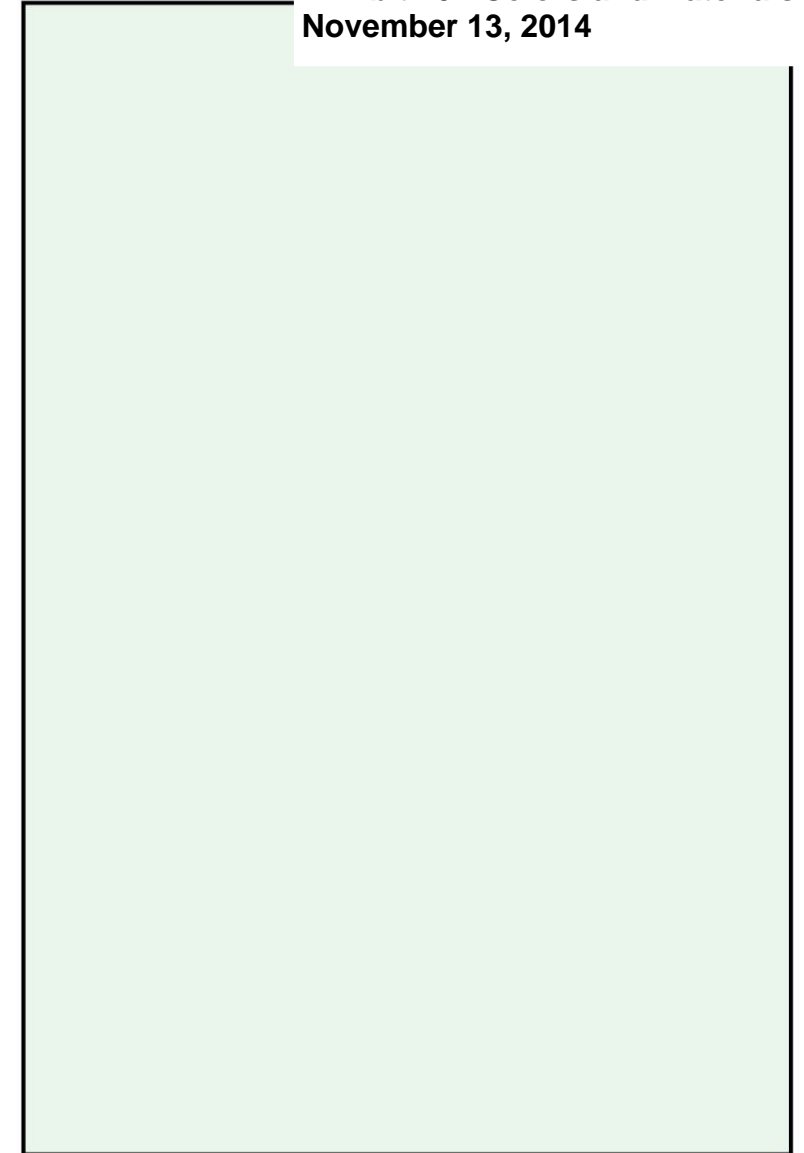
Paint Color To Match:
Manufacturer: Benjamin Moore
Color: Putnam Ivory
Specify #: HC-39



Paint Color To Match:
Manufacturer: Benjamin Moore
Color: Monterey White
Specify #: HC-27



Metal Panels To Match:
Manufacturer: Berridge
Color: Copper-Cote



Storefront Glass:
Manufacturer: Solorban 60
Type: Insulated
Color: Clear